All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

PROJECT INFORMATION

ADDRESS:	3781 EL CAMINO RAL, PALO ALTO
SITE AREA:	63,025 SF
APN #:	SEE ZONING MAP (AP0.02)
ZONING:	CN-NEIGHBORHOOD COMMERCIAL RM-30 MEDIUM DENSITY MULTI-FAMILY
EXISTING USE:	RESIDENTIAL / COMMERCIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
CONTRUCTION TYPE:	TYPE IA + TYPE IIIA

SETBACKS (SEE FLOOR PLANS FOR EXACT DIMENSIONS; DIMS FROM PL TO BLDG WALL)

	CN	RM-30	PROVIDED
FRONT SETBACK:	0'-10'	20'	12'
INTERIOR SIDE SETBACK:	10'	10'	8'-10'
INTERIOR REAR SETBACK:	10'	10'	10'
STREET SIDE & REAR SETBACK:	5' / 10'	16'	15'

HEIGHT

	CN	RM-30	PROPOSED
MAX HEIGHT	35'	35'	82'-3" (TOP OF PARAPET)
PROPOSED # OF STORIES: SEVEN (7) STORIES ABOVE GRADE			

FAR CALCULATION (SEE AP0.08 AND AP0.08-A FOR CALCS)

	CN	RM-30
MAX FAR	0.5	0.6
PROPOSED	3.18	3.26

203,212.91 PROPOSED SF / 63,025 SF LOT AREA = 3.22 FAR

	INCLUDED IN FAR BLDG GROSS ARE...	NOT INCLUDED IN FAR PARKING...
FLOOR 1	12,716.01	38,401.80
FLOOR 2	6,994.04	44,888.48
FLOOR 3	39,740.14	12,907.65
FLOOR 4	40,132.67	0
FLOOR 5	40,820.47	0
FLOOR 6	40,820.47	0
FLOOR 7	38,933.78	1936.11
TOTAL	**220,157.58**	**98,134.04**

TOTAL PROPOSED FAR = 3.22
UNIT DENSITY = 183 UNITS/ACRE

CN
88,112.63 PROPOSED SF/27,665 SF LOT AREA = 3.18 FAR

	INCLUDED IN FAR BLDG GROSS AREA...	NOT INCLUDED IN FAR PARKING...
FLOOR 1	8,522.18	16,144.69
FLOOR 2	4,300.94	20,365.92
FLOOR 3	16,957.67	7,708.47
FLOOR 4	16,957.67	0
FLOOR 5	17,645.47	0
FLOOR 6	17,645.47	0
FLOOR 7	15,758.78	1936.11
TOTAL	**97,788.18**	**46,155.19**

RM-30
115,100.28 PROPOSED SF/35,360 SF LOT AREA = 3.26 FAR

	INCLUDED IN FAR BLDG GROSS AREA...	NOT INCLUDED IN FAR PARKING...
FLOOR 1	4,193.83	22,257.11
FLOOR 2	2,693.10	24,522.56
FLOOR 3	22,782.47	5,199.18
FLOOR 4	23,175.00	0
FLOOR 5	23,175.00	0
FLOOR 6	23,175.00	0
FLOOR 7	23,175.00	0
TOTAL	**122,369.40**	**51,978.85**

LOT COVERAGE (SEE AP0.12 FOR DIAGRAMS)

	CN	RM-30	PROPOSED
MAX LOT COVERAGE:	50%	40%	83%
PROPOSED LOT COVERAGE:	52,316 SF		
LOT AREA:	63,025 SF		
PROPOSED LOT COVERAGE:	83%		

	CN	RM-30
EXISTING FLOOR AREA:	10,918 SF	14,304 SF
EXISTING LOT COVERAGE:	39%	40%

UNIT SUMMARY

EXISITNG UNITS TO BE DEMOLISHED: 13 OCCUPIED+1 UNOCCUPIED = 14 TOTAL
PROPOSED UNITS: 183, SEE TABLE BELOW

UNIT	TYPE	DESCRIPTION	UNIT AREA (SF)	FLOOR LEVELS 1ST	2ND	3RD	4TH	5TH	6TH	7TH	UNIT TOTAL	% RATIO	TOTAL UNIT AREA (SF)
JR 1 BEDROOM	J1.0	JR 1 BDRM / 1 BATH	544	-	-	2	2	2	2	2	10	5%	5,440
	J2.0	JR 1 BDRM / 1 BATH	662	-	-	1	1	1	1	1	5	3%	3,310
	J2.1	JR 1 BDRM / 1 BATH	634	-	-	-	1	1	1	1	4	2%	2,536
	J3.0	JR 1 BDRM / 1 BATH	801	-	-	1	1	1	1	1	5	3%	4,005
SUB-TOTAL		AVERAGE SF	637	-	-	4	5	5	5	5	**24**	**13%**	**15,291**
1 BEDROOM	A1.0	1 BDRM / 1 BATH	708	-	-	14	14	14	14	14	70	38%	49,560
	A2.0	1 BDRM / 1 BATH INSD...	693	-	-	5	5	5	5	5	25	14%	17,325
	A3.0	1 BDRM / 1 BATH	837	-	-	1	1	1	1	1	5	3%	4,185
SUB-TOTAL		AVERAGE SF	711	-	-	20	20	20	20	20	**100**	**55%**	**71,070**
2 BEDROOM	B1.0	2 BDRM/ 2 BATH	1,092	-	-	2	2	2	2	2	10	5%	10,920
	B2.0	2 BDRM/ 2 BATH	1,309	-	-	4	4	4	4	4	20	11%	26,180
	B3.0	2 BDRM/ 2 BATH INSD CRNR	1,007	-	-	3	3	3	3	3	15	8%	15,105
SUB-TOTAL		AVERAGE SF	1,160	-	-	9	9	9	9	9	**45**	**25%**	**52,205**
3 BEDROOM	C1.0	3 BDRM/ 2 BATH	1,304	-	-	2	2	4	4	2	14	8%	18,256
SUB-TOTAL		AVERAGE SF	1,304	-	-	2	2	4	4	2	**14**	**8%**	**18,256**
TOTAL UNITS		**AVERAGE SF**	**857**	**-**	**-**	**35**	**36**	**38**	**38**	**36**	**183**	**100%**	**156,822**

NOTE: ANY ZONING INFORMATION PROVIDED IN THE PLAN SET IS FOR INFORMATIONAL PURPOSES ONLY, DUE TO THE APPLICABILITY OF THE BUILDER'S REMEDY.

PROJECT DESCRIPTION

THE PROJECT IS A PRIVATELY FUNDED RESIDENTIAL DEVELOPMENT, UNDER BUILDER'S REMEDY APPLICATION, CONSISTING OF A 7-STORY BUILDING WITH 183 DWELLING UNITS, AMENITY SPACES ON GROUND FLOOR, PODIUM, AND ROOF DECK, AND 215 PARKING SPACES SERVING RESIDENTS AND FUTURE LEASING TENANTS.

BELOW MARKET RATE (BMR) UNITS

REQUIRED # PER ZONING CODE:	00
REQUIRED # PER BUILDER'S REMEDY:	13%
PROPOSED #:	**23**

BMR UNIT DISTRIBUTION:

UNIT TYPE	SQFT	TOTAL	% RATIO
J1.0	544 sf	04	17%
A1.0	708 sf	12	52%
B3.0	1,007 sf	05	22%
C1.0	1,304 sf	2	9%

OPEN SPACE CALCULATIONS (SEE AP0.09 & AP0.12 FOR DETAILS)

	CN	RM-30	PROPOSED
MIN LANDSCAPE COVERAGE	35%	30%	17%*
*10,709 SQFT / 63,025 LOT AREA = 17%			

USABLE OPEN SPACE	REQUIRED	PROPOSED
CN	150x79 UNITS = 11,850 SF	8,674 SF
COMMON OPEN SPACE	**REQUIRED**	**PROPOSED**
RM-30	75x104 UNITS = 7,800 SF	4,285 SF
PRIVATE OPEN SPACE	**REQUIRED**	**PROPOSED**
RM-30	50x104 UNITS = 5,200 SF	7,152 SF

PROPOSED TOTAL OPEN SPACE:
12,144 SF (COMMON) + 3,672 SF (PRIVATE) = 15,816 SF

NON-COMPLIANT PRIVATE OPEN SPACE (AVG 70 SF/UNIT DECK)
TOTAL PROVIDED = 9,940 SF

PARKING SUMMARY

FUTURE LEASING PARKING

STANDARD	05
ADA VAN	01
TOTAL	**06**

RESIDENT ASSIGNED PARKING

NON-EV PARKING	
STANDARD	01
TANDEM	36
ADA	02
VAN ADA	00
EV PARKING	
STANDARD	149
TANDEM	00
ADA	01
VAN ADA	01
TOTAL	**190**
MOTORCYCLE PARKING	06

PROPOSED BIKE PARKING

LONG TERM BIKE PARKING	144
SHORT TERM BIKE PARKING	04

SEE AP0.10-11 FOR PARKING EXHIBITS

REQUIRED PARKING (PAMC 18.52.040)

VEHICLE PARKING

1 PER STUDIO UNIT =	24
1 PER 1-BD UNIT =	100
2 PER 2-BD OR LARGER UNIT =	118
TOTAL REQUIRED =	**242**

EV PARKING

1 PER UNIT =	183

BICYCLE PARKING

LONG-TERM: 1 PER UNIT =	183
SHORT-TERM: 1/10 UNITS =	18

VICINITY MAP

SHEET INDEX

PROJECT INFORMATION

AP0.00	PROJECT INFO
AP0.01	EXISTING SITE PHTOS
AP0.02	ZONING MAP
AP0.04	STREETSCAPE VIEW
AP0.05	SITE CONTEXT
AP0.06	CIRCULATION DIAGRAMS
AP0.07	SIGNAGE PLAN
AP0.07-A	SIGNAGE ELEVATIONS
AP0.08	FAR DIAGRAMS
AP0.08-A	FAR DIAGRAMS
AP0.09	OPEN SPACE DIAGRAMS
AP0.10	PARKING EXHIBIT
AP0.11	BIKE PARKING EXHIBIT
AP0.12	LOT COVERAGE DIAGRAM
AP0.30-36	EGRESS DIAGRAMS
AP0.40-43	ALLOWABLE AREA AND OPENINGS
GB-1	GREEN BUILDING PROGRAM SHEET

ARCHITECTURE

AP1.00	SITE PLAN
AP2.01	FLOOR 1
AP2.02	FLOOR 2
AP2.03	FLOOR 3
AP2.04	FLOOR 4
AP2.05	FLOOR 5
AP2.06	FLOOR 6
AP2.07	FLOOR 7
AP2.08	ROOF
AP3.00-03	ELEVATIONS
AP3.10	MATERIAL BOARD
AP3.20	SECTIONS
AP3.21-22	WALL SECTIONS
AP3.30-31	SCHEMATIC DETAILS
AP3.40	3D VIEW
AP4.02-03	TYP UNIT PLANS

LANDSCAPE

L-1.0	OVERALL SITE PLAN
L-1.1	PODIUM COURTYARD PLAN
L-1.2	ROOF DECK PLAN
L-1.3	LANDSCAPE MATERIAL CHARACTER
L-2.1	GROUND FLOOR PLANTING PLAN
L-2.2	PODIUM COURTYARD PLANTING PLAN
L-2.3	ROOF DECK PLANTING PLAN
L-3.1	HYDROZONE PLAN
L-4.1	LIGHTING CUTSHEETS
L-4.2	LIGHTING PLAN
L-5.1	TREE PROTECTION PLAN
L-5.2	ARBORIST REPORT
L-5.3	ARBORIST REPORT
L-5.4	TREE DISPOSITION PLAN

CIVIL

C-1.0	COVER SHEET
C-2.1	EXISTING CONDITIONS PLAN
C-2.2	DEMOLITION PLAN
C-3.1	VESTING TENTATIVE MAP
C-3.2	SECTIONS
C-4.1	PRELIMINARY CIVIL SITE PLAN
C-5.1	PRELIMINARY GRADING & DRAINAGE PLAN
C-6.1	PRELIMINARY UTILITY PLAN
C-7.1	PRELIMINARY STORM WATER CONTROL PLAN
C-7.2	PRELIMINARY STORM WATER CONTROL CALCS
C-8.1	PRELIMINARY SITE FIRE ACCESS PLAN

TRASH MANAGEMENT

TR0.1	OVERALL PLAN/STAGING LEVEL 1
TR0.2	OVERALL PLAN LEVEL 3
TR1.0	TRASH COLLECTION AREA AND STAGING AREA

PROJECT TEAM

APPLICANT: SARES REGIS GROUP
520 S EL CAMINO REAL #200
SAN MATEO, CA 94402
P: 650.378.2800
CONTACT: ANDREW TURCO

ARCHITECT: BDE ARCHITECTURE
950 HOWARD ST
SAN FRANCISCO, CA 94103
P: 415.677.0966
CONTACT: IAN MURPHY

CIVIL ENGINEER: KIER&WRIGHT
3350 SCOTT BLVD, BLDG 22
SANTA CLARA, CA 95054
P: 408.727.6665
CONTACT: CHRISTIAN BELL

LANDSCAPE ARCHITECT: THE GUZZARDO PARTNERSHIP
PIER 9, THE EMBARCADERO, SUITE 115
SAN FRANCISCO CA 94111
P: 415.317.6224
CONTACT: MORGAN BURKE

0' 8' 16' 32'
1/16"=1'-0"

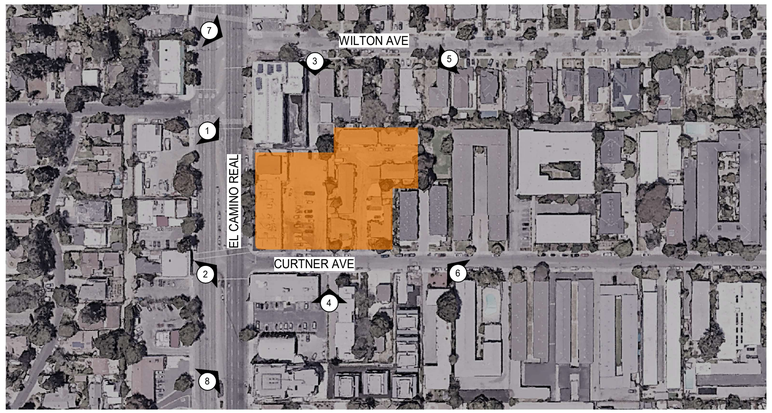
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

1

2

3

4



SITE CONTEXT MAP

5

6

7

8

0' 8' 16' 32'

1/16"=1'-0"

EXISTING SITE PHOTOS

AP0.01

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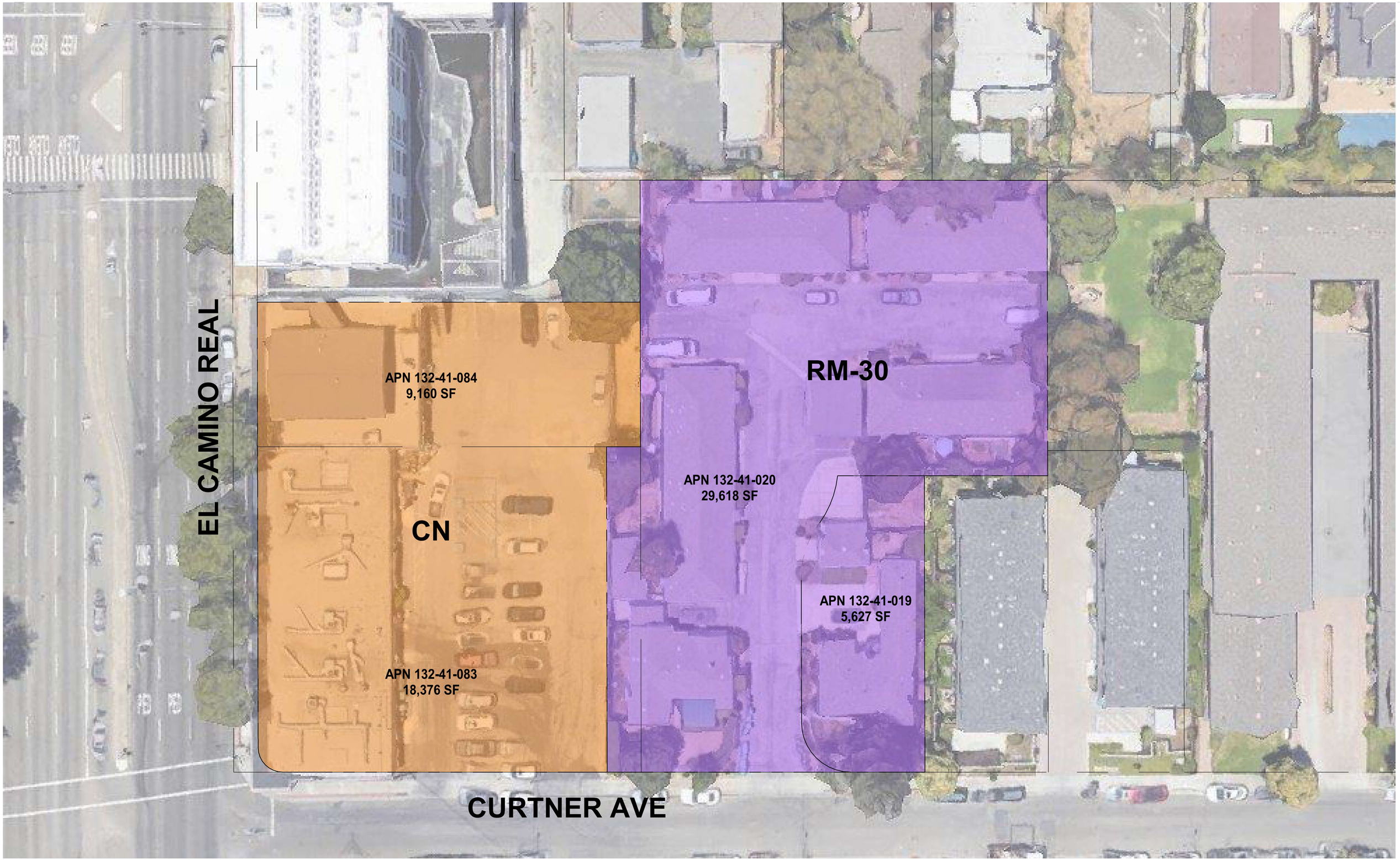

0' 8' 16' 32'

TRUE (REAL) NORTH

1/16"=1'-0"

ZONING MAP

AP0.02

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STREETSCAPE ELEVATION - CURTNER AVE 2

1/16" = 1'-0"

SITE AERIAL VIEW 3

STREETSCAPE ELEVATION - EL CAMINO REAL 1

1/16" = 1'-0"

0' 8' 16' 32'

STREETSCAPE VIEW 1/16"=1'-0" AP0.04

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BUS STOPS

22 & 522 BUS ROUTE

0' 8' 16' 32'

1/16"=1'-0"

SITE CONTEXT

AP0.05

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FUTURE PLANNED
BIKE LANE ON EL
CAMINO REAL

16 Bikes
12 Bikes
16 Bikes
24 Bikes
24 Bikes
20 Bikes

B
L
E
B

UP

CIRCULATION LEGEND

- SAFE ROUTE TO SCHOOL
- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- VEHICULAR CIRCULATION
- E — BUILDING ENTRANCE
- B — LONG TERM BIKE STORAGE
- B — SHORT TERM BIKE STORAGE
- L — LOADING ZONE DELIVERIES/DROP-OFF

0' 8' 16' 32'

1/16"=1'-0"

CIRCULATION DIAGRAMS

AP0.06

BDE SARES REGIS ARCHITECTURE

3781 EL CAMINO REAL

FEBRUARY 25TH, 2026

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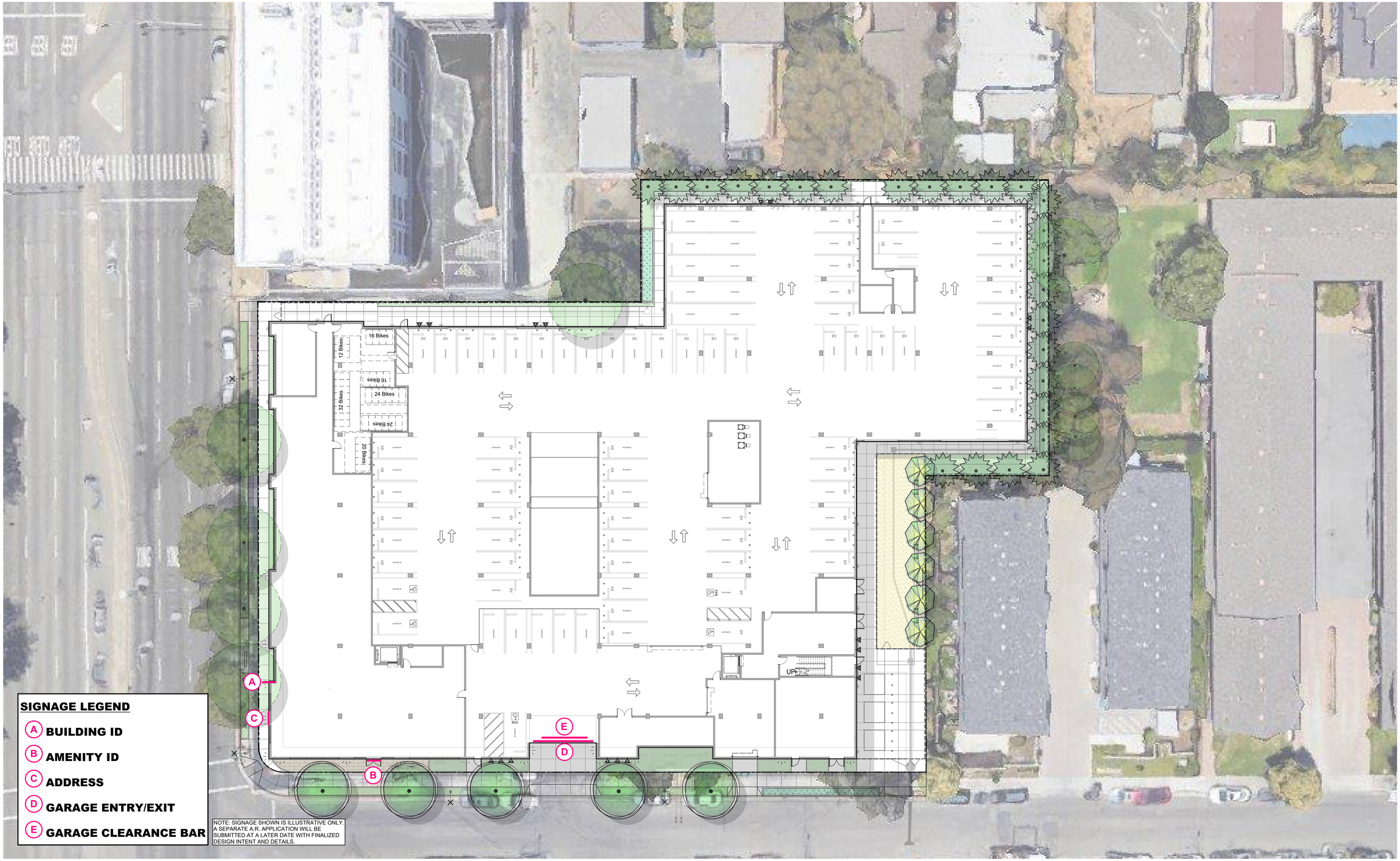

SIGNAGE LEGEND

- (A) **BUILDING ID**
- (B) **AMENITY ID**
- (C) **ADDRESS**
- (D) **GARAGE ENTRY/EXIT**
- (E) **GARAGE CLEARANCE BAR**

NOTE: SIGNAGE SHOWN IS ILLUSTRATIVE ONLY. A SEPARATE A.R. APPLICATION WILL BE SUBMITTED AT A LATER DATE WITH FINALIZED DESIGN INTENT AND DETAILS.

0' 8' 16' 32'

1/16"=1'-0"

SIGNAGE PLAN

AP0.07

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SIGNAGE LEGEND

- (A) **BUILDING ID**
- (B) **AMENITY ID**
- (C) **ADDRESS**
- (D) **GARAGE ENTRY/EXIT**
- (E) **GARAGE CLEARANCE BAR**

NOTE: SIGNAGE SHOWN IS ILLUSTRATIVE ONLY. A SEPARATE A.R. APPLICATION WILL BE SUBMITTED AT A LATER DATE WITH FINALIZED DESIGN INTENT AND DETAILS.

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FLOOR 3				
RM-30				
MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C1	18'-5"	9'-5"	172.31	CIRCULATION/MEP
C2	60'-2"	5'-8"	340.92	CIRCULATION/MEP
C3	12'-7"	12'-5"	155.74	CIRCULATION/MEP
C4	125'-9"	5'-8"	712.36	CIRCULATION/MEP
C5	7'-11"	5'-2"	40.64	CIRCULATION/MEP
C6	26'-4"	10'-10"	285.29	CIRCULATION/MEP
C7	30'-0"	16'-10"	504.36	CIRCULATION/MEP
C8	29'-11"	12'-5"	372.22	CIRCULATION/MEP
C9	38'-4"	5'-8"	217.29	CIRCULATION/MEP
		TOTAL:	**2,801.13**	**CIRCULATION/MEP**
P1	43'-0"	9'-7"	411.21	PARKING/OPEN PATIO
P2	143'-7"	6'-7"	942.74	PARKING/OPEN PATIO
P3	87'-10"	3'-4"	290.33	PARKING/OPEN PATIO
P4	67'-7"	8'-4"	561.12	PARKING/OPEN PATIO
P5	32'-1"	20'-3"	649.43	PARKING/OPEN PATIO
P6	72'-8"	32'-3"	2,344.35	PARKING/OPEN PATIO
		TOTAL:	**5,199.18**	**PARKING/OPEN PATIO**
G1	32'-2"	18'-11"	609.52	GROSS BUILDING
G2	19'-5"	12'-0"	233.56	GROSS BUILDING
G3	63'-2"	31'-10"	2,012.66	GROSS BUILDING
G4	37'-7"	34'-2"	1,282.60	GROSS BUILDING
G5	37'-7"	16'-5"	625.18	GROSS BUILDING
G6	19'-2"	9'-5"	179.86	GROSS BUILDING
G7	87'-10"	42'-0"	3,411.18	GROSS BUILDING
G8	42'-1"	12'-7"	529.37	GROSS BUILDING
G9	54'-6"	25'-5"	1,685.60	GROSS BUILDING
G10	92'-10"	32'-3"	2,990.47	GROSS BUILDING
G11	13'-9"	10'-10"	149.36	GROSS BUILDING
G12	40'-10"	33'-0"	1,345.58	GROSS BUILDING
G13	42'-0"	32'-1"	1,348.64	GROSS BUILDING
G14	55'-10"	32'-3"	1,798.81	GROSS BUILDING
G15	19'-11"	12'-5"	248.00	GROSS BUILDING
G16	52'-0"	21'-7"	1,124.81	GROSS BUILDING
G17	38'-4"	10'-7"	406.14	GROSS BUILDING
		TOTAL:	**19,981.34**	**GROSS BUILDING**
		TOTAL RM-30:	**27,981.65**	

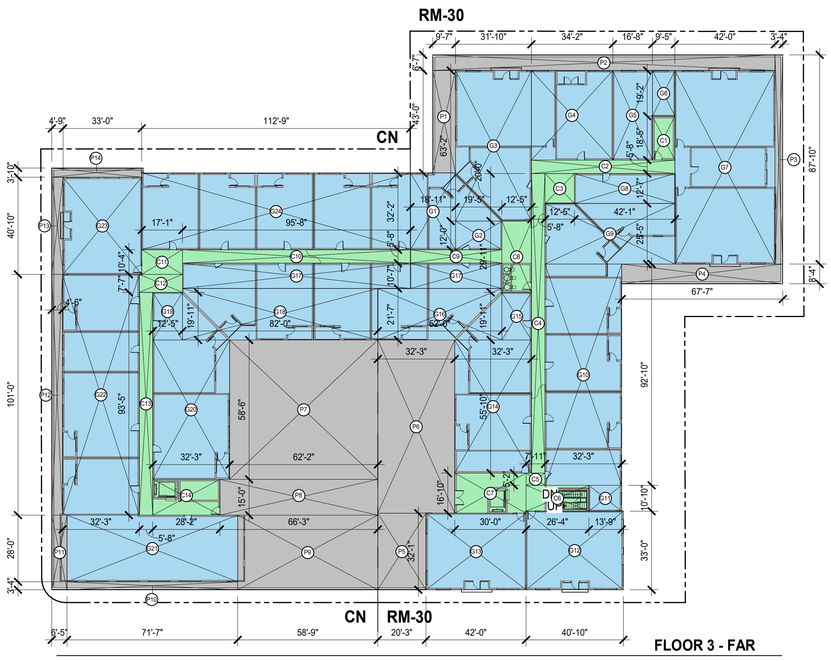
			TOTAL:	**52,647.79**
CN				
MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C10	95'-8"	5'-8"	542.03	CIRCULATION/MEP
C11	17'-1"	10'-4"	176.88	CIRCULATION/MEP
C12	18'-1"	7'-7"	137.08	CIRCULATION/MEP
C13	93'-5"	5'-8"	529.43	CIRCULATION/MEP
C14	28'-2"	15'-0"	422.5	CIRCULATION/MEP
		TOTAL:	**1,807.92**	**CIRCULATION/MEP**
P7	62'-2"	58'-6"	3,636.96	OPEN PATIO
P8	66'-3"	15'-0"	993.56	OPEN PATIO
P9	58'-9"	31'-4"	1,840.73	OPEN PATIO
P10	71'-7"	3'-4"	239.35	OPEN PATIO
P11	31'-4"	6'-5"	201.40	OPEN PATIO
P12	101'-0"	4'-6"	456.85	OPEN PATIO
P13	40'-10"	4'-9"	194.63	OPEN PATIO
P14	37'-9"	3'-10"	144.99	OPEN PATIO
		TOTAL:	**7,708.47**	**OPEN PATIO**
G17	95'-8"	10'-7"	1,013.11	GROSS BUILDING
G18	82'-0"	21'-7"	1,771.82	GROSS BUILDING
G19	19'11"	12'-5"	248.20	GROSS BUILDING
G20	58'-6"	32'-3"	1,883.41	GROSS BUILDING
G21	71'-7"	28'-0"	2003.35	GROSS BUILDING
G22	101'-0"	32'-3"	3,253.04	GROSS BUILDING
G23	40'-10"	33'-0"	1,345.58	GROSS BUILDING
G24	112'-9"	32'-2"	3,631.24	GROSS BUILDING
		TOTAL:	**15,149.75**	**GROSS BUILDING**
		TOTAL CN:	**24,666.14**	

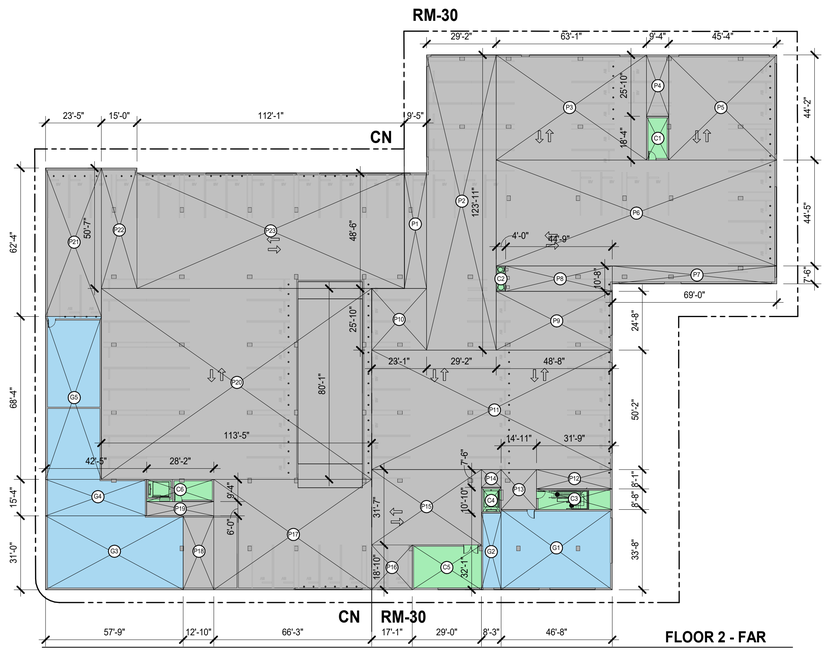
FLOOR 2				
RM-30				
MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C1	18'-4"	9'-4"	171.11	CIRCULATION/MEP
C2	10'-8"	4'-0"	42.44	CIRCULATION/MEP
C3	31'-9"	8'-8"	275.35	CIRCULATION/MEP
C4	10'-10"	8'-3"	89.38	CIRCULATION/MEP
C5	29'-0"	18'-10"	545.26	CIRCULATION/MEP
		TOTAL:	**1,123.54**	**CIRCULATION/MEP**
P1	48'-6"	9'-5"	454.39	PARKING
P2	123'-11"	29'-2"	3,616.78	PARKING
P3	63'-1"	44'-2"	2,782.39	PARKING
P4	25'-10"	9'-4"	240.78	PARKING
P5	45'-4"	44'-2"	1,999.19	PARKING
P6	117'-8"	44'-5"	5,230.84	PARKING
P7	69'-0"	7'-6"	518.65	PARKING
P8	44'-9"	10'-8"	477.01	PARKING
P9	48'-8"	24'-8"	1,200.52	PARKING
P10	25'-10"	23'-1"	596.02	PARKING
P11	100'-11"	50'-2"	5,061.39	PARKING
P12	31'-9"	8'-1"	257.47	PARKING
P13	16'-9"	14'-11"	249.54	PARKING
P14	8'-3"	7'-6"	61.61	PARKING
P15	46'-1"	31'-7"	1,455.56	PARKING
P16	18'-10"	17'-1"	320.42	PARKING
		TOTAL:	**24,522.56**	**PARKING**
G1	48'-9"	33'-8"	1,569.56	GROSS BUILDING
G2	32'-1"	8'-3"	264.95	GROSS BUILDING
		TOTAL:	**1569.56**	**GROSS BUILDING**
		TOTAL RM-30:	**27,215.66**	

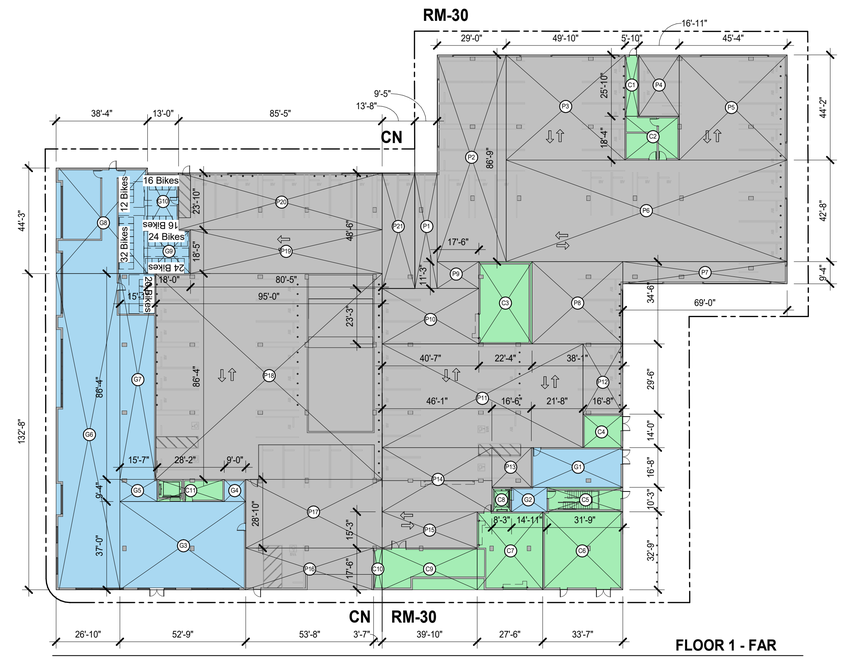
			TOTAL:	**51,882.52**
CN				
MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C6	28'-2"	9'-4"	262.89	CIRCULATION/MEP
		TOTAL:	**262.89**	**CIRCULATION/MEP**
P17	66'-3"	46'-4"	3,068.21	PARKING
P18	31'-0"	12'-10"	398.38	PARKING
P19	28'-2"	6'-0"	169.00	PARKING
P20	113'-5"	80'-1"	9,082.10	PARKING
P21	62'-4"	23'-5"	1,458.36	PARKING
P22	50'-7"	15'-0"	756.53	PARKING
P23	112'-1"	48'-6"	5,433.34	PARKING
		TOTAL:	**20,365.92**	**PARKING**
G3	57'-9"	31'-0"	1,788.28	GROSS BUILDING
G4	42'-5"	15'-4"	650.11	GROSS BUILDING
G5	68'-4"	23'-5"	1,599.66	GROSS BUILDING
		TOTAL:	**4,038.05**	**GROSS BUILDING**
		TOTAL CN:	**24,666.86**	

FLOOR 1				
RM-30				
MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C1	25'-10"	5'-10"	150.22	CIRCULATION/MEP
C2	22'-9"	18'-4"	417.48	CIRCULATION/MEP
C3	34'-6"	22'-4"	769.91	CIRCULATION/MEP
C4	16'-8"	14'-0"	234.32	CIRCULATION/MEP
C5	31'-9"	10'-3"	324.99	CIRCULATION/MEP
C6	33'-7"	32'-9"	1,099.49	CIRCULATION/MEP
C7	27'-6"	32'-9"	899.57	CIRCULATION/MEP
C8	10'-3"	8'-3"	84.39	CIRCULATION/MEP
C9	39'-10"	17'-6"	697.04	CIRCULATION/MEP
		TOTAL:	**4,677.41**	**CIRCULATION/MEP**
P1	50'-7"	9'-5"	454.39	PARKING
P2	86'-9"	29'-0"	2,515.23	PARKING
P3	48'-6"	44'-2"	2,198.57	PARKING
P4	25'-10"	16'-11"	437.23	PARKING
P5	45'-4"	44'-2"	1,999.19	PARKING
P6	117'-11"	42'-8"	5,028.37	PARKING
P7	69'-0"	9'-4"	642.55	PARKING
P8	38'-1"	34'-6	1,314.79	PARKING
P9	17'-6"	11'-3"	197.25	PARKING
P10	40'-7"	23'-3"	944.27	PARKING
P11	83'-3"	43'-6"	3,664.17	PARKING
P12	29'-6"	16'-8"	492.49	PARKING
P13	16'-8"	16'-6	275.93	PARKING
P14	46'-1"	26'-11"	1,239.50	PARKING
P15	39'-10"	15'-3	606.60	PARKING
		TOTAL:	**22,010.53**	**PARKING**
G1	38'-4"	16'-8"	640.48	GROSS BUILDING
G2	14'-11"	10'-3"	152.21	GROSS BUILDING
		TOTAL:	**792.69**	**GROSS BUILDING**
		TOTAL RM-30:	**27,480.63**	

			TOTAL:	**52,084.65**
CN				
MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C10	17'-6"	3'-7"	62.87	CIRCULATION/MEP
C11	28'-2"	9'-4"	262.89	CIRCULATION/MEP
		TOTAL:	**262.89**	**CIRCULATION/MEP**
P16	53'-8"	17'-6"	938.31	PARKING
P17	57'-3"	28'-10"	1,649.75	PARKING
P18	95'-0"	86'-4"	8,201.45	PARKING
P19	80'-5"	18'-5"	1,478.95	PARKING
P20	85'-5"	23'-10"	2,032.60	PARKING
P21	48'-6"	13'-8"	662.83	PARKING
		TOTAL:	**14,963.89**	**PARKING**
G3	52'-9"	37'-0"	1,952.27	GROSS BUILDING
G4	9'-4"	9'-0"	84.08	GROSS BUILDING
G5	15'-7"	9'-4"	145.66	GROSS BUILDING
G6	132'-8"	26'-10"	3,554.86	GROSS BUILDING
G7	86'-4"	15'-1"	1,299.18	GROSS BUILDING
G8	44'-3"	38'-4"	1,699.23	GROSS BUILDING
G9	18'-5"	18'-0"	331.74	GROSS BUILDING
G10	23'-10"	13'-0"	310.22	GROSS BUILDING
		TOTAL:	**9,377.24**	**GROSS BUILDING**
		TOTAL CN:	**24,604.02**	







FAR AREA PLAN LEGEND

CIRCULATION & UTILITY ROOMS | BUILDING GROSS AREA | PARKING AND OPEN PATIOS (AREA NOT INCLUDED IN FAR)

0' 30' 60'

1"=30'

FAR CALCULATION DIAGRAMS AP0.08

SARES REGIS ARCHITECTURE

3781 EL CAMINO REAL

FEBRUARY 25TH, 2026

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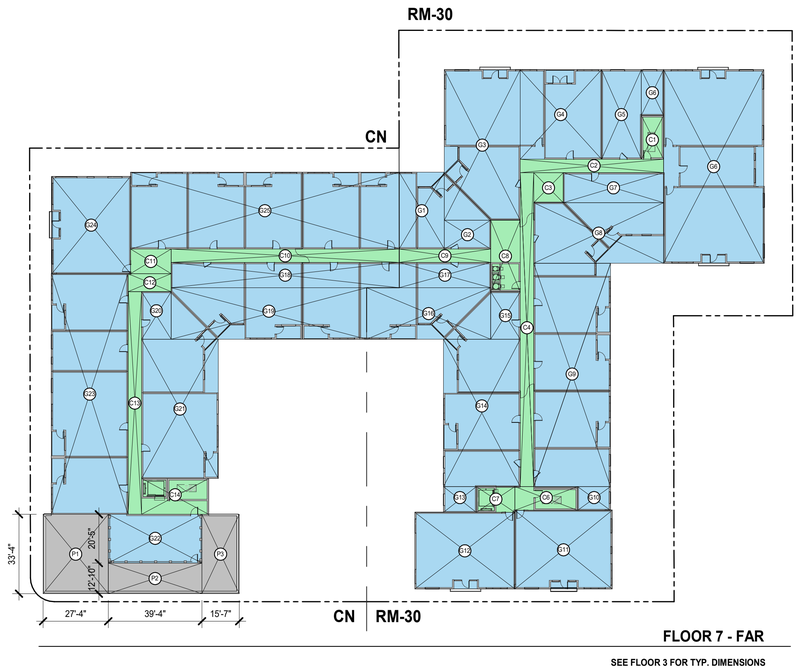
FLOOR 7					TOTAL:	40,869.89
RM-30					CN	
MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE	MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C1	18'-5"	9'-5"	172.31	CIRCULATION/MEP	C10	95'-8"	5'-8"	542.03	CIRCULATION/MEP
C2	60'-2"	5'-8"	340.92	CIRCULATION/MEP	C11	17'-1"	10'-4"	176.88	CIRCULATION/MEP
C3	12'-7"	12'-5"	155.74	CIRCULATION/MEP	C12	18'-1"	7'-7"	137.08	CIRCULATION/MEP
C4	131'-9"	5'-8"	746.36	CIRCULATION/MEP	C13	93'-5"	5'-8"	529.43	CIRCULATION/MEP
C5	7'-11"	5'-2"	40.64	CIRCULATION/MEP	C14	28'-2"	15'-0"	422.5	CIRCULATION/MEP
C6	26'-4"	10'-10"	285.29	CIRCULATION/MEP			TOTAL:	1,807.92	CIRCULATION/MEP
C7	30'-0"	16'-10"	504.36	CIRCULATION/MEP	P1	33'-4"	27'-4"	910.51	PARKING/OPEN...
C8	29'-11"	12'-5"	372.22	CIRCULATION/MEP	P2	39'-4"	12'-10"	505.46	PARKING/OPEN...
C9	38'-4"	5'-8"	217.29	CIRCULATION/MEP	P3	33'-4"	15'-7"	520.14	PARKING/OPEN...
		TOTAL:	2,835.13	CIRCULATION/MEP			TOTAL:	1936.11	PARKING/OPEN...
G1	32'-2"	18'-11"	609.52	GROSS BUILDING	G18	95'-8"	10'-7"	1,013.11	GROSS BUILDING
G2	19'-5"	12'-0"	233.56	GROSS BUILDING	G19	82'-0"	21'-7"	1,771.82	GROSS BUILDING
G3	63'-2"	31'-10"	2,012.66	GROSS BUILDING	G20	19'11"	12'-5"	248.20	GROSS BUILDING
G4	37'-7"	34'-2"	1,282.60	GROSS BUILDING	G21	58'-6"	32'-3"	1,883.41	GROSS BUILDING
G5	37'-7"	16'-5"	625.18	GROSS BUILDING	G22	39'-4"	20'-5"	804.46	GROSS BUILDING
G6	19'-2"	9'-5"	179.86	GROSS BUILDING	G23	101'-0"	32'-3"	3,253.04	GROSS BUILDING
G7	87'-10"	42'-0"	3,411.18	GROSS BUILDING	G24	40'-10"	33'-0"	1,345.58	GROSS BUILDING
G8	42'-1"	12'-7"	529.37	GROSS BUILDING	G25	112'-9"	32'-2"	3,631.24	GROSS BUILDING
G9	54'-6"	25'-5"	1,685.60	GROSS BUILDING			TOTAL:	13,950.86	GROSS BUILDING
G10	93'-9"	32'-3"	3,018.30	GROSS BUILDING					
G11	13'-9"	10'-0"	137.45	GROSS BUILDING			TOTAL CN:	17,694.89	
G12	40'-10"	33'-0"	1,345.58	GROSS BUILDING					
G13	42'-0"	32'-1"	1,348.64	GROSS BUILDING					
G14	13'-9"	10'-10"	149.36	GROSS BUILDING					
G15	61'-10"	32'-3"	1,992.06	GROSS BUILDING					
G16	19'-11"	12'-5"	248.00	GROSS BUILDING					
G17	52'-0"	21'-7"	1,124.81	GROSS BUILDING					
G18	38'-4"	10'-7"	406.14	GROSS BUILDING					
		TOTAL:	20,339.87	GROSS BUILDING					
TOTAL RM-30:			23,175.00						

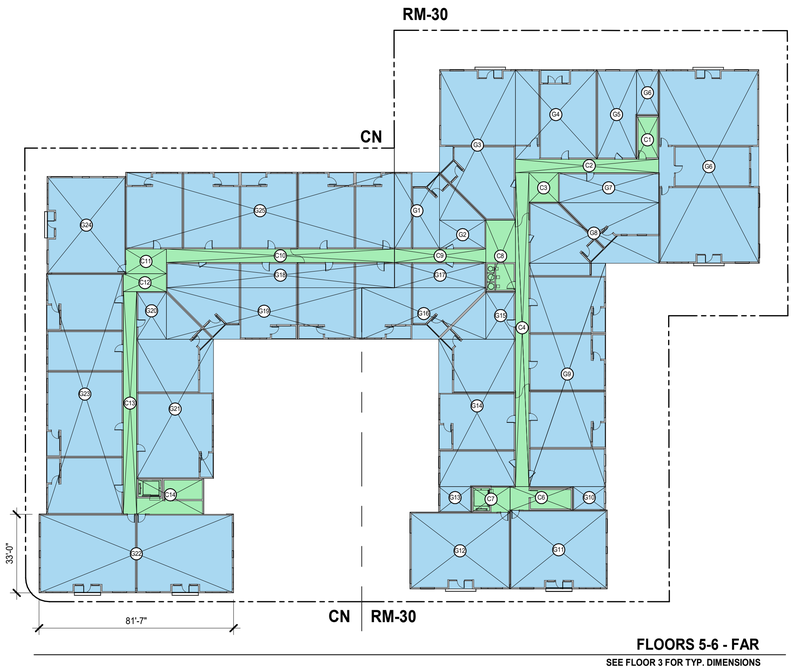
FLOORS 5-6					TOTAL:	40,820.47
RM-30					CN	
MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE	MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C1	18'-5"	9'-5"	172.31	CIRCULATION/MEP	C10	95'-8"	5'-8"	542.03	CIRCULATION/MEP
C2	60'-2"	5'-8"	340.92	CIRCULATION/MEP	C11	17'-1"	10'-4"	176.88	CIRCULATION/MEP
C3	12'-7"	12'-5"	155.74	CIRCULATION/MEP	C12	18'-1"	7'-7"	137.08	CIRCULATION/MEP
C4	131'-9"	5'-8"	746.36	CIRCULATION/MEP	C13	93'-5"	5'-8"	529.43	CIRCULATION/MEP
C5	7'-11"	5'-2"	40.64	CIRCULATION/MEP	C14	28'-2"	15'-0"	422.5	CIRCULATION/MEP
C6	26'-4"	10'-10"	285.29	CIRCULATION/MEP			TOTAL:	1,807.92	CIRCULATION/MEP
C7	30'-0"	16'-10"	504.36	CIRCULATION/MEP	G18	95'-8"	10'-7"	1,013.11	GROSS BUILDING
C8	29'-11"	12'-5"	372.22	CIRCULATION/MEP	G19	82'-0"	21'-7"	1,771.82	GROSS BUILDING
C9	38'-4"	5'-8"	217.29	CIRCULATION/MEP	G20	19'11"	12'-5"	248.20	GROSS BUILDING
		TOTAL:	2,835.13	CIRCULATION/MEP	G21	58'-6"	32'-3"	1,883.41	GROSS BUILDING
G1	32'-2"	18'-11"	609.52	GROSS BUILDING	G22	81'-7"	33'-0	2,691.15	GROSS BUILDING
G2	19'-5"	12'-0"	233.56	GROSS BUILDING	G23	101'-0"	32'-3"	3,253.04	GROSS BUILDING
G3	63'-2"	31'-10"	2,012.66	GROSS BUILDING	G24	40'-10"	33'-0"	1,345.58	GROSS BUILDING
G4	37'-7"	34'-2"	1,282.60	GROSS BUILDING	G25	112'-9"	32'-2"	3,631.24	GROSS BUILDING
G5	37'-7"	16'-5"	625.18	GROSS BUILDING			TOTAL:	15,837.55	GROSS BUILDING
G6	19'-2"	9'-5"	179.86	GROSS BUILDING					
G7	87'-10"	42'-0"	3,411.18	GROSS BUILDING			TOTAL CN:	17,645.47	
G8	42'-1"	12'-7"	529.37	GROSS BUILDING					
G9	54'-6"	25'-5"	1,685.60	GROSS BUILDING					
G10	93'-9"	32'-3"	3,018.30	GROSS BUILDING					
G11	13'-9"	10'-0"	137.45	GROSS BUILDING					
G12	40'-10"	33'-0"	1,345.58	GROSS BUILDING					
G13	42'-0"	32'-1"	1,348.64	GROSS BUILDING					
G14	13'-9"	10'-10"	149.36	GROSS BUILDING					
G15	61'-10"	32'-3"	1,992.06	GROSS BUILDING					
G16	19'-11"	12'-5"	248.00	GROSS BUILDING					
G17	52'-0"	21'-7"	1,124.81	GROSS BUILDING					
G18	38'-4"	10'-7"	406.14	GROSS BUILDING					
		TOTAL:	20,339.87	GROSS BUILDING					
TOTAL RM-30:			23,175.00						

FLOOR 4					TOTAL:	40,132.67
RM-30					CN	
MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE	MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C1	18'-5"	9'-5"	172.31	CIRCULATION/MEP	C10	95'-8"	5'-8"	542.03	CIRCULATION/MEP
C2	60'-2"	5'-8"	340.92	CIRCULATION/MEP	C11	17'-1"	10'-4"	176.88	CIRCULATION/MEP
C3	12'-7"	12'-5"	155.74	CIRCULATION/MEP	C12	18'-1"	7'-7"	137.08	CIRCULATION/MEP
C4	131'-9"	5'-8"	746.36	CIRCULATION/MEP	C13	93'-5"	5'-8"	529.43	CIRCULATION/MEP
C5	7'-11"	5'-2"	40.64	CIRCULATION/MEP	C14	28'-2"	15'-0"	422.5	CIRCULATION/MEP
C6	26'-4"	10'-10"	285.29	CIRCULATION/MEP			TOTAL:	1,807.92	CIRCULATION/MEP
C7	30'-0"	16'-10"	504.36	CIRCULATION/MEP	G18	95'-8"	10'-7"	1,013.11	GROSS BUILDING
C8	29'-11"	12'-5"	372.22	CIRCULATION/MEP	G19	82'-0"	21'-7"	1,771.82	GROSS BUILDING
C9	38'-4"	5'-8"	217.29	CIRCULATION/MEP	G20	19'11"	12'-5"	248.20	GROSS BUILDING
		TOTAL:	2,835.13	CIRCULATION/MEP	G21	58'-6"	32'-3"	1,883.41	GROSS BUILDING
G1	32'-2"	18'-11"	609.52	GROSS BUILDING	G22	71'-7"	28'-0"	2003.35	GROSS BUILDING
G2	19'-5"	12'-0"	233.56	GROSS BUILDING	G23	101'-0"	32'-3"	3,253.04	GROSS BUILDING
G3	63'-2"	31'-10"	2,012.66	GROSS BUILDING	G24	40'-10"	33'-0"	1,345.58	GROSS BUILDING
G4	37'-7"	34'-2"	1,282.60	GROSS BUILDING	G25	112'-9"	32'-2"	3,631.24	GROSS BUILDING
G5	37'-7"	16'-5"	625.18	GROSS BUILDING			TOTAL:	15,149.75	GROSS BUILDING
G6	19'-2"	9'-5"	179.86	GROSS BUILDING					
G7	87'-10"	42'-0"	3,411.18	GROSS BUILDING			TOTAL CN:	16,957.67	
G8	42'-1"	12'-7"	529.37	GROSS BUILDING					
G9	54'-6"	25'-5"	1,685.60	GROSS BUILDING					
G10	93'-9"	32'-3"	3,018.30	GROSS BUILDING					
G11	13'-9"	10'-0"	137.45	GROSS BUILDING					
G12	40'-10"	33'-0"	1,345.58	GROSS BUILDING					
G13	42'-0"	32'-1"	1,348.64	GROSS BUILDING					
G14	13'-9"	10'-10"	149.36	GROSS BUILDING					
G15	61'-10"	32'-3"	1,992.06	GROSS BUILDING					
G16	19'-11"	12'-5"	248.00	GROSS BUILDING					
G17	52'-0"	21'-7"	1,124.81	GROSS BUILDING					
G18	38'-4"	10'-7"	406.14	GROSS BUILDING					
		TOTAL:	20,339.87	GROSS BUILDING					
TOTAL RM-30:			23,175.00						



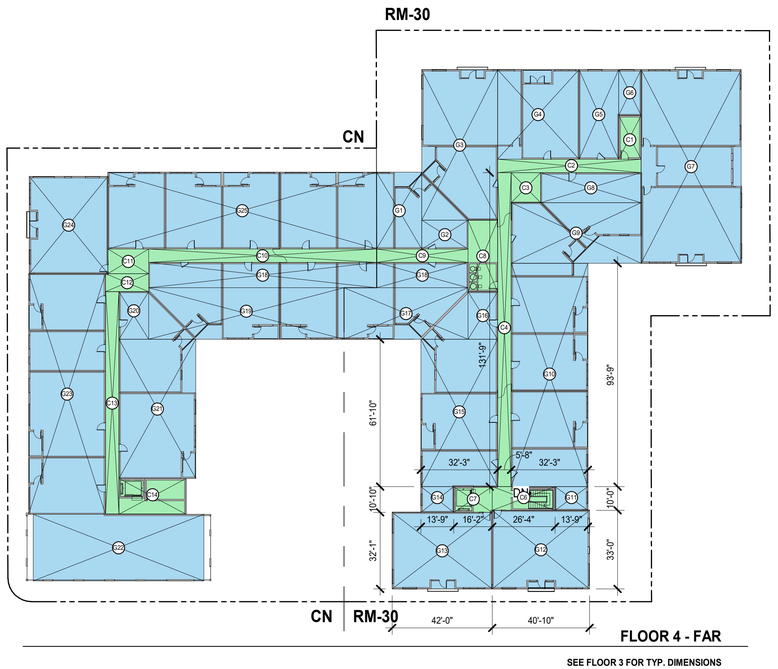
FLOOR 7 - FAR

SEE FLOOR 3 FOR TYP. DIMENSIONS



FLOORS 5-6 - FAR

SEE FLOOR 3 FOR TYP. DIMENSIONS



FLOOR 4 - FAR

SEE FLOOR 3 FOR TYP. DIMENSIONS

FAR AREA PLAN LEGEND

CIRCULATION & UTILITY ROOMS | BUILDING GROSS AREA | PARKING AND OPEN PATIOS (AREA NOT INCLUDED IN FAR)

0' 30' 60'

1"=30'

FAR CALCULATION DIAGRAMS AP0.08A

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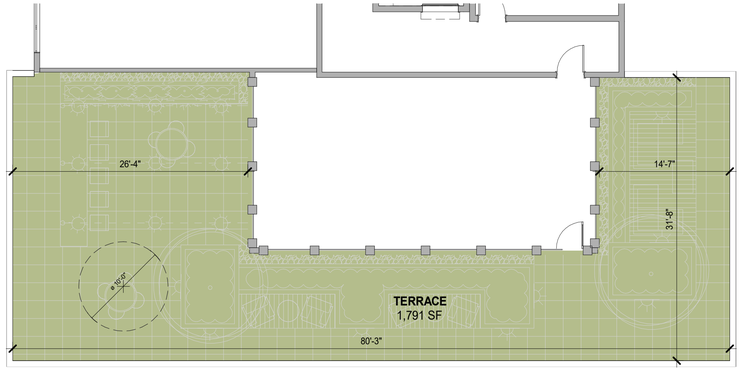
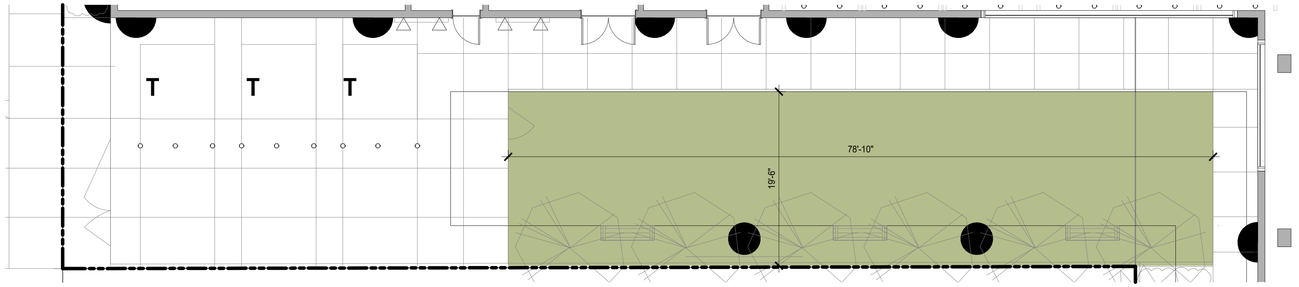


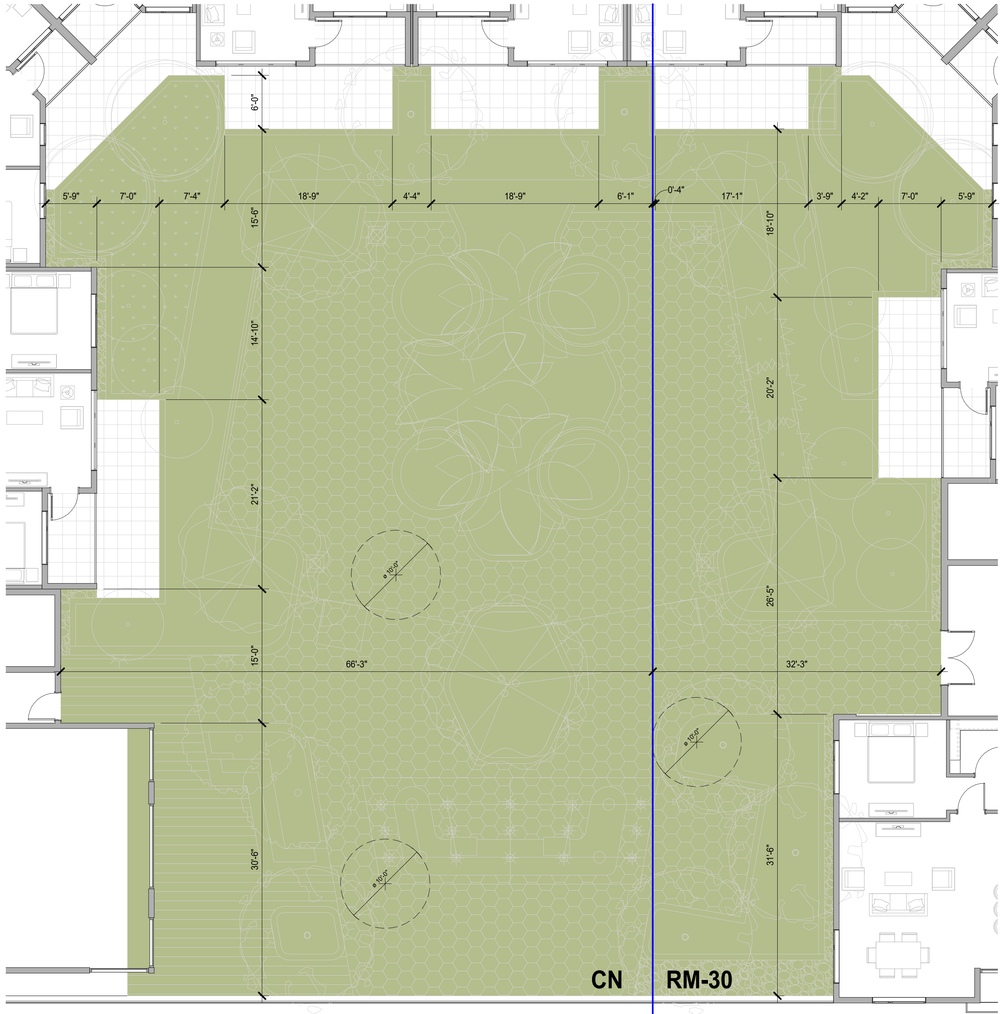


TOTAL AREA: 1,536 SF

CN ZONE

FLOOR 7 TERRACE - COMMON OPEN SPACE 3

1/8" = 1'-0"



TOTAL AREA = 8,817 SF
CN: 6,068 SF
RM-30: 2,749 SF

PODIUM COURTYARD - COMMON OPEN SPACE 2

1/8" = 1'-0"

RM-30 ZONE

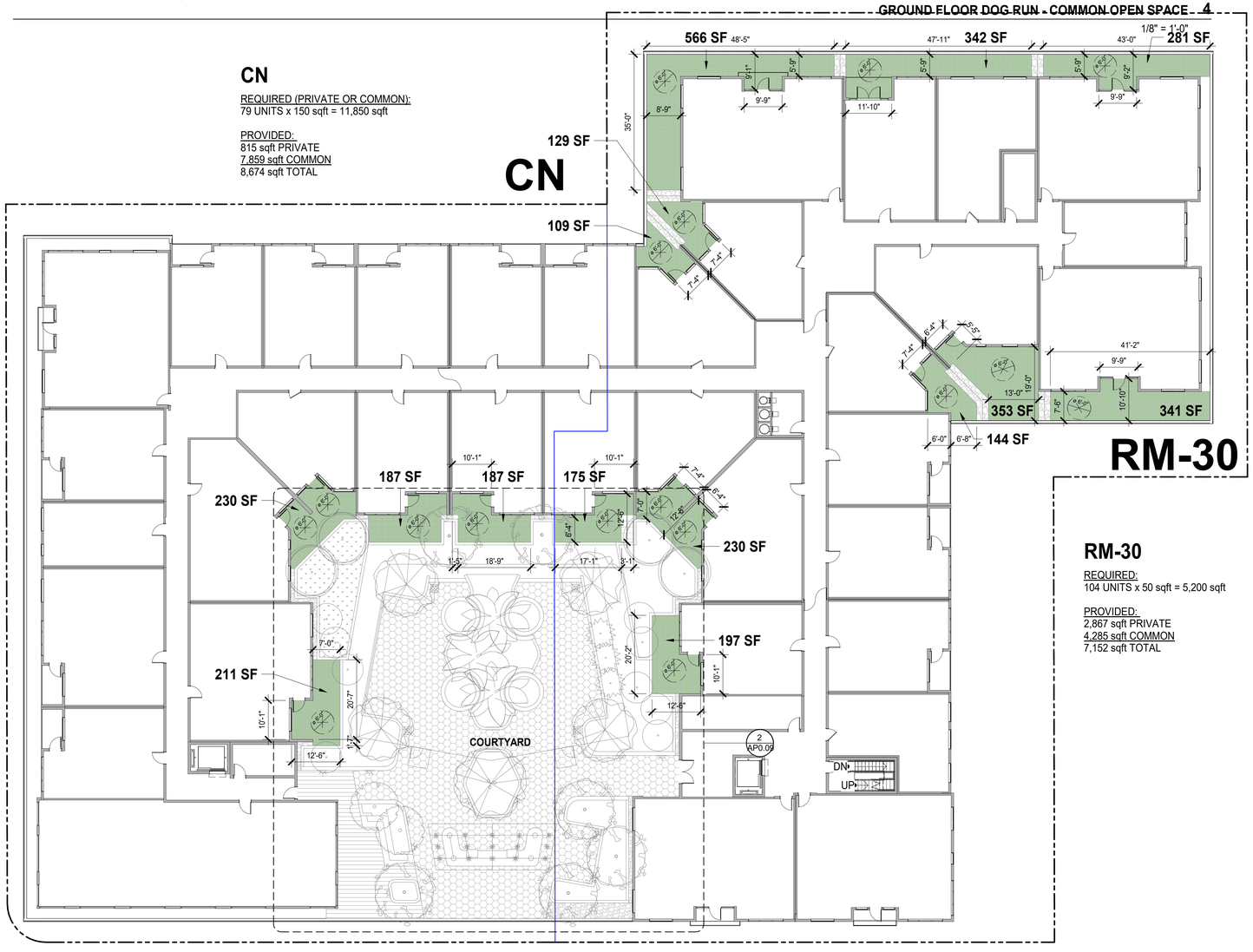
GROUND FLOOR DOG RUN - COMMON OPEN SPACE - 4

1/8" = 1'-0"

CN

REQUIRED (PRIVATE OR COMMON):
79 UNITS x 150 sqft = 11,850 sqft

PROVIDED:
815 sqft PRIVATE
7,859 sqft COMMON
8,674 sqft TOTAL



RM-30

REQUIRED:
104 UNITS x 50 sqft = 5,200 sqft

PROVIDED:
2,867 sqft PRIVATE
4,285 sqft COMMON
7,152 sqft TOTAL

TOTAL PRIVATE SPACE: 3,672 SF

FLOOR 3 - PRIVATE OPEN SPACE 1

1/16" = 1'-0"

OPEN SPACE AREA PLAN LEGEND

COMMON OPEN SPACE
PRIVATE OPEN SPACE

0' 8' 16' 32'

1/16"=1'-0"

OPEN SPACE DIAGRAMS AP0.09

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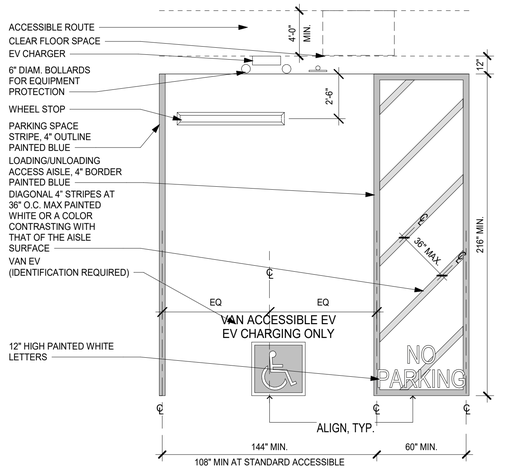
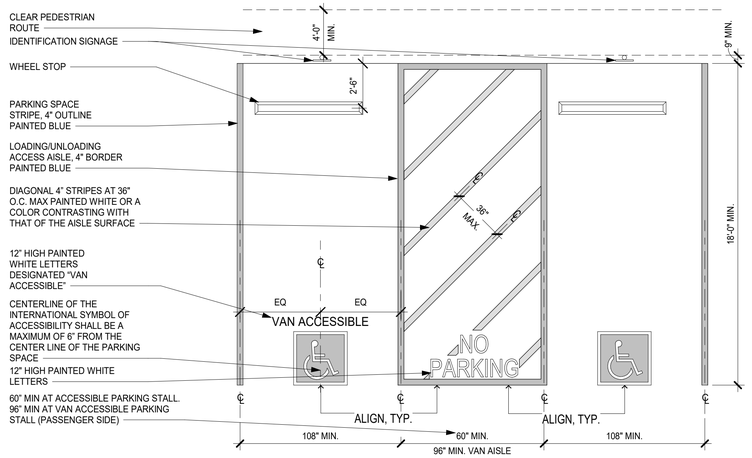


ACCESSIBLE EV STALL 5

1/4" = 1'-0"



NOTES:

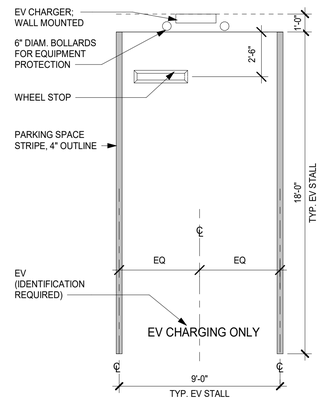
A. ACCESSIBLE PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 1/4" PER FOOT SLOPE IN ANY DIRECTION PER SECTION 1109A.8.3.

B. VAN PARKING SPACES SHALL BE 108" WIDE MINIMUM WHERE THE ACCESS AISLE IS 96" WIDE MINIMUM PER SECTION 1109A.8.6, ITEM 1.2.

C. WHERE PARKING SPACES ARE MARKED WITH LINES, WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS.
EXCEPTION: WHERE PARKING SPACES OR ACCESS AISLES ARE NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE, MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE PARKING SPACE OR ACCESS AISLE.

ACCESSIBLE STALL 4

1/4" = 1'-0"



TYP. EV STALL 3

1/4" = 1'-0"

PARKING SUMMARY

FUTURE LEASING PARKING

STANDARD	07
ADA VAN	01
TOTAL	**08**

RESIDENT ASSIGNED PARKING

NON-EV PARKING	
STANDARD	01
TANDEM	36
ADA	02
VAN ADA	00
EV PARKING	
STANDARD	148
TANDEM	00
ADA	01
VAN ADA	01
TOTAL	**189**
MOTORCYCLE PARKING	06

PARKING LEGEND

- ADA PARKING
- FUTURE LEASING PARKING
- EV CHGR PARKING
- LONG-TERM BIKE PARKING
- SHORT-TERM BIKE PARKING

FLOOR 2 2

1" = 20'-0"

FLOOR 1 1

1" = 20'-0"

0' 20' 40'

TRUE PROJECT NORTH

PARKING EXHIBIT 1"=20' **AP0.10**

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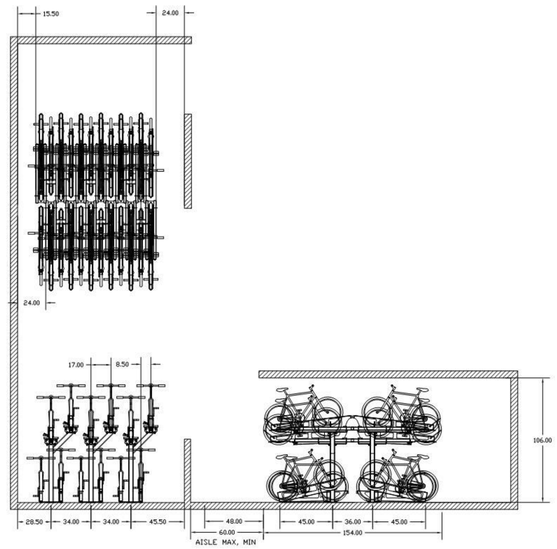
DERO DECKER

Installation Instructions – Setbacks, Double Sided



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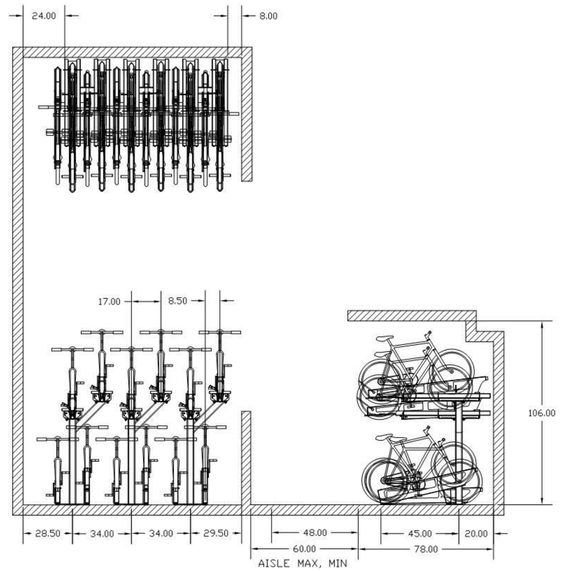
DERO DECKER

Installation Instructions – Setbacks, Single Sided



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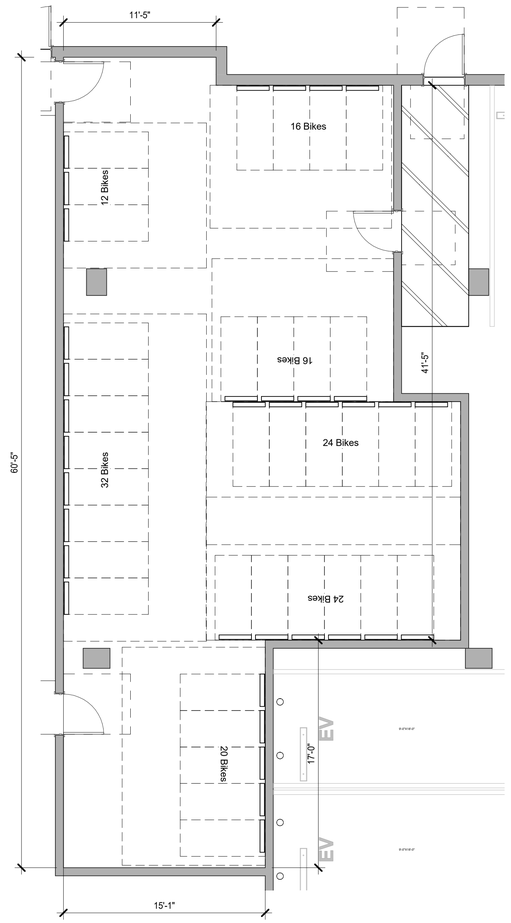
BIKE RACK SPECIFICATIONS 2

(DERO SYSTEM OR SIMILAR)



RESIDENTIAL LONG TERM BIKE PARKING - FLOOR 1 1

3/16" = 1'-0"

0' 8' 16' 32'

1/16"=1'-0"

BIKE PARKING EXHIBIT AP0.11

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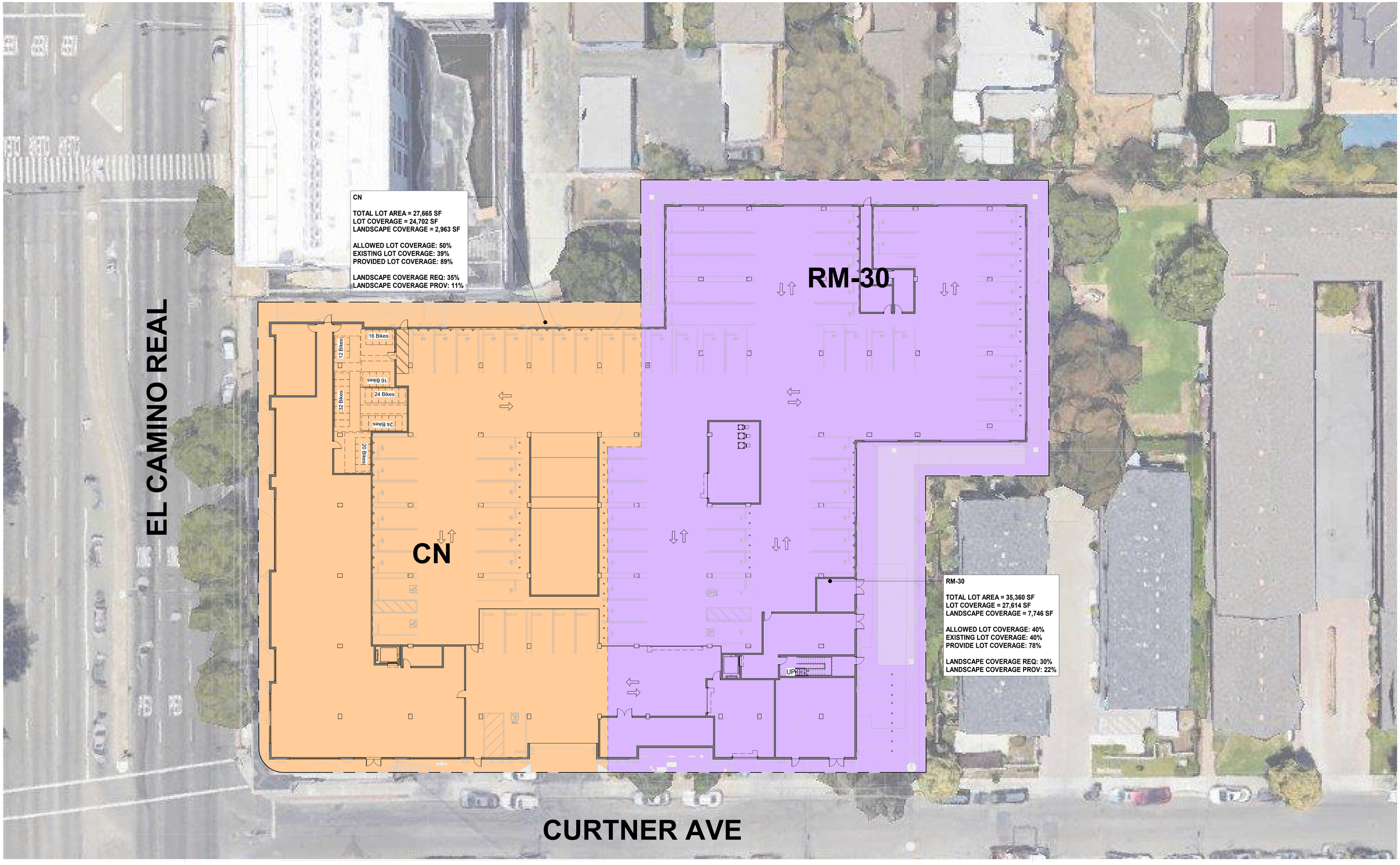

0' 8' 16' 32'

1/16"=1'-0"

LOT COVERAGE DIAGRAM

AP0.12

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LEGEND

- 39 — EXIT / OCCUPANT LOAD
- H.E. 39 — EXIT / OCCUPANT LOAD @ HORIZONTAL EXIT
- 39 — EXIT / CUMULATIVE OCCUPANT LOAD
- 85 — EXIT DISCHARGE OCCUPANT LOAD
- MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL AND EXIT ACCESS TRAVEL DISTANCE SECTION 1006.2.1
- POINT WHERE SEPARATE PATHS OF EGRESS OCCUR SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE SECTION 1017.2
- [OD] = 1/3 [OD] = XX' MIN [DBE] — MAXIMUM OVERALL DIAGONAL [OD] & 1/3 OF OVERALL DIAGONAL [OD] DIMENSION OF THE AREA SERVED PER SECTION 1007.1.1. CALCULATION EQUALS MINIMUM SEPARATION DISTANCE BETWEEN EXITS [DBE]
- [DBE] = — SEPARATION DISTANCE BETWEEN EXITS [DBE] MEASURED PER SECTION 1007.1.1.1

OCCUPANCT LOAD & EXITING CALCULATIONS - LEVEL 01

PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL PARKING	174
COWORKING	24
TOTAL OCCUPANT LOAD	**198**
ACCESSORY USE	**OCCUPANT LOAD**
WEST LOBBY	216
TRASH STAGING ROOM	03
PET SPA	02
BIKE ROOM & SHOP	07
MAINTENANCE ROOM	01
TRASH TERMINATION ROOM	03
WATER ROOM	03
ELEC. ROOM	04
MOVE-IN LOBBY	51
FIRE/PUMP ROOM	01
TOTAL OCCUPANT LOAD	**291**

MINIMUM NUMBER EXITS PER STORY		TABLE 1006.3.1
	EXITS REQUIRED	2
	EXITS PROVIDED	**4**
OCCUPANTS PER EXIT	**WEST LOBBY**	124
	NORTH LOBBY	125
	SOUTH GARAGE	92
	NORTH GARAGE	92

ACCESSORY USE		BIKE ROOM & SHOP
AREA		1,387 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		7

PRIMARY USE		RESIDENTIAL PARKING
AREA		34,610 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		174
NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
NUMBER OF EXITS PROVIDED		2

ACCESSORY USE		MAINTENANCE ROOM
AREA		136 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		PET SPA
AREA		468 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		2

PRIMARY USE		COWORKING
AREA		3,473 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	B
OCCUPANT LOAD FACTOR	TABLE 1004.5	150 GROSS
OCCUPANT LOAD		24

ACCESSORY USE		WEST LOBBY
AREA		3,235 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		216
NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
NUMBER OF EXITS PROVIDED		2

ACCESSORY USE		WATER ROOM
AREA		646 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		3

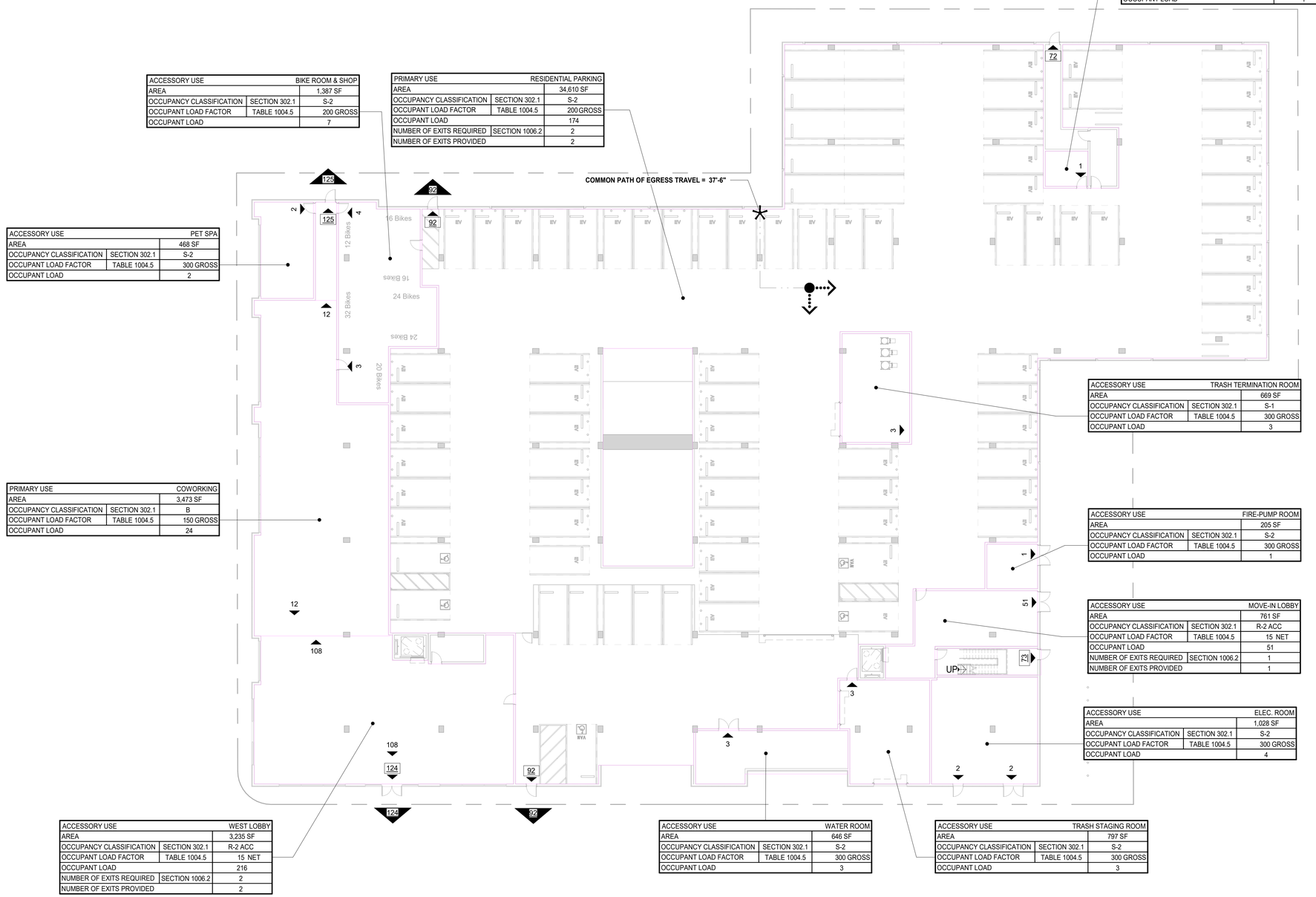
ACCESSORY USE		TRASH STAGING ROOM
AREA		797 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		3

ACCESSORY USE		TRASH TERMINATION ROOM
AREA		669 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-1
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		3

ACCESSORY USE		FIRE-PUMP ROOM
AREA		205 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		MOVE-IN LOBBY
AREA		761 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		51
NUMBER OF EXITS REQUIRED	SECTION 1006.2	1
NUMBER OF EXITS PROVIDED		1

ACCESSORY USE		ELEC. ROOM
AREA		1,028 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		4



0' 8' 16' 32'

1/16"=1'-0"

TRUE PROJ NORTH/SOUTH

EGRESS DIAGRAM FLOOR 1

AP0.30

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LEGEND

- 39 — EXIT OCCUPANT LOAD
- H.E. 39 — EXIT OCCUPANT LOAD @ HORIZONTAL EXIT
- 39 — EXIT CUMULATIVE OCCUPANT LOAD
- 39 — EXIT DISCHARGE OCCUPANT LOAD
- * — MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL AND EXIT ACCESS TRAVEL DISTANCE SECTION 1006.2.1
- POINT WHERE SEPARATE PATHS OF EGRESS OCCUR SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE SECTION 1017.2
- [OD] = 1/3 [OD] = XX' MIN [DBE] — MAXIMUM OVERALL DIAGONAL [OD] & 1/3 OF OVERALL DIAGONAL [OD] DIMENSION OF THE AREA SERVED PER SECTION 1007.1.1. CALCULATION EQUALS MINIMUM SEPARATION DISTANCE BETWEEN EXITS [DBE]
- [DBE] = — SEPARATION DISTANCE BETWEEN EXITS [DBE] MEASURED PER SECTION 1007.1.1.1

OCCUPANCT LOAD & EXITING CALCULATIONS - LEVEL 02

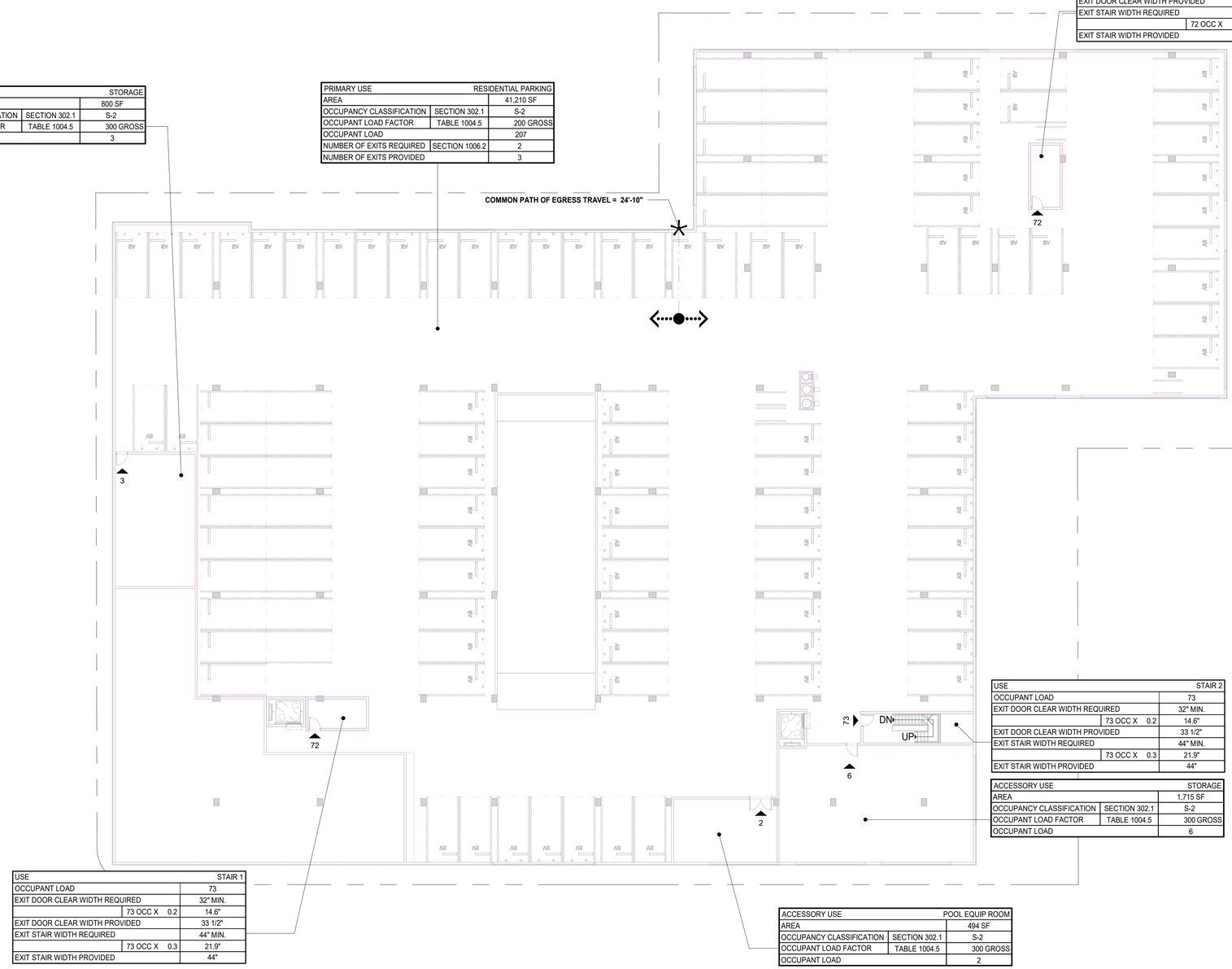
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL PARKING	207
TOTAL OCCUPANT LOAD	**207**
ACCESSORY USE	**OCCUPANT LOAD**
STORAGE	09
POOL EQUIP ROOM	02
TOTAL OCCUPANT LOAD	**11**

MINIMUM NUMBER EXITS PER STORY		TABLE 1006.3.1
	EXITS REQUIRED	2
	EXITS PROVIDED	**3**
OCCUPANTS PER EXIT	**STAIR 1**	72
	STAIR 2	73
	STAIR 3	73
GROSS OCCUPANT LOAD-LEVEL 1		218

ACCESSORY USE		STORAGE
AREA		800 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		3

PRIMARY USE		RESIDENTIAL PARKING
AREA		41,210 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		207
NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
NUMBER OF EXITS PROVIDED		3

USE		STAIR 3
OCCUPANT LOAD		72
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	72 OCC X 0.2	14.4"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	72 OCC X 0.3	21.6"
EXIT STAIR WIDTH PROVIDED		44"



USE		STAIR 1
OCCUPANT LOAD		73
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	73 OCC X 0.2	14.6"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	73 OCC X 0.3	21.9"
EXIT STAIR WIDTH PROVIDED		44"

USE		STAIR 2
OCCUPANT LOAD		73
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	73 OCC X 0.2	14.6"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	73 OCC X 0.3	21.9"
EXIT STAIR WIDTH PROVIDED		44"

ACCESSORY USE		STORAGE
AREA		1,715 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		6

ACCESSORY USE		POOL EQUIP ROOM
AREA		494 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		2

0' 8' 16' 32'

1/16"=1'-0"

EGRESS DIAGRAM FLOOR 2

AP0.31

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LEGEND

39	EXIT OCCUPANT LOAD
39 H.E.	EXIT OCCUPANT LOAD @ HORIZONTAL EXIT
39	EXIT CUMULATIVE OCCUPANT LOAD
96	EXIT DISCHARGE OCCUPANT LOAD
*	MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL AND EXIT ACCESS TRAVEL DISTANCE SECTION 1006.2.1
	POINT WHERE SEPARATE PATHS OF EGRESS OCCUR SECTION 1006.2.1
	EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1
	EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE SECTION 1017.2
[OD] = 1/3 [OD] = XX' MIN [DBE]	MAXIMUM OVERALL DIAGONAL [OD] & 1/3 OF OVERALL DIAGONAL [OD] DIMENSION OF THE AREA SERVED PER SECTION 1007.1.1. CALCULATION EQUALS MINIMUM SEPARATION DISTANCE BETWEEN EXITS [DBE]
[DBE] =	SEPARATION DISTANCE BETWEEN EXITS [DBE] MEASURED PER SECTION 1007.1.1.1

OCCUPANCT LOAD & EXITING CALCULATIONS - LEVEL 03 EXITING AREA WEST

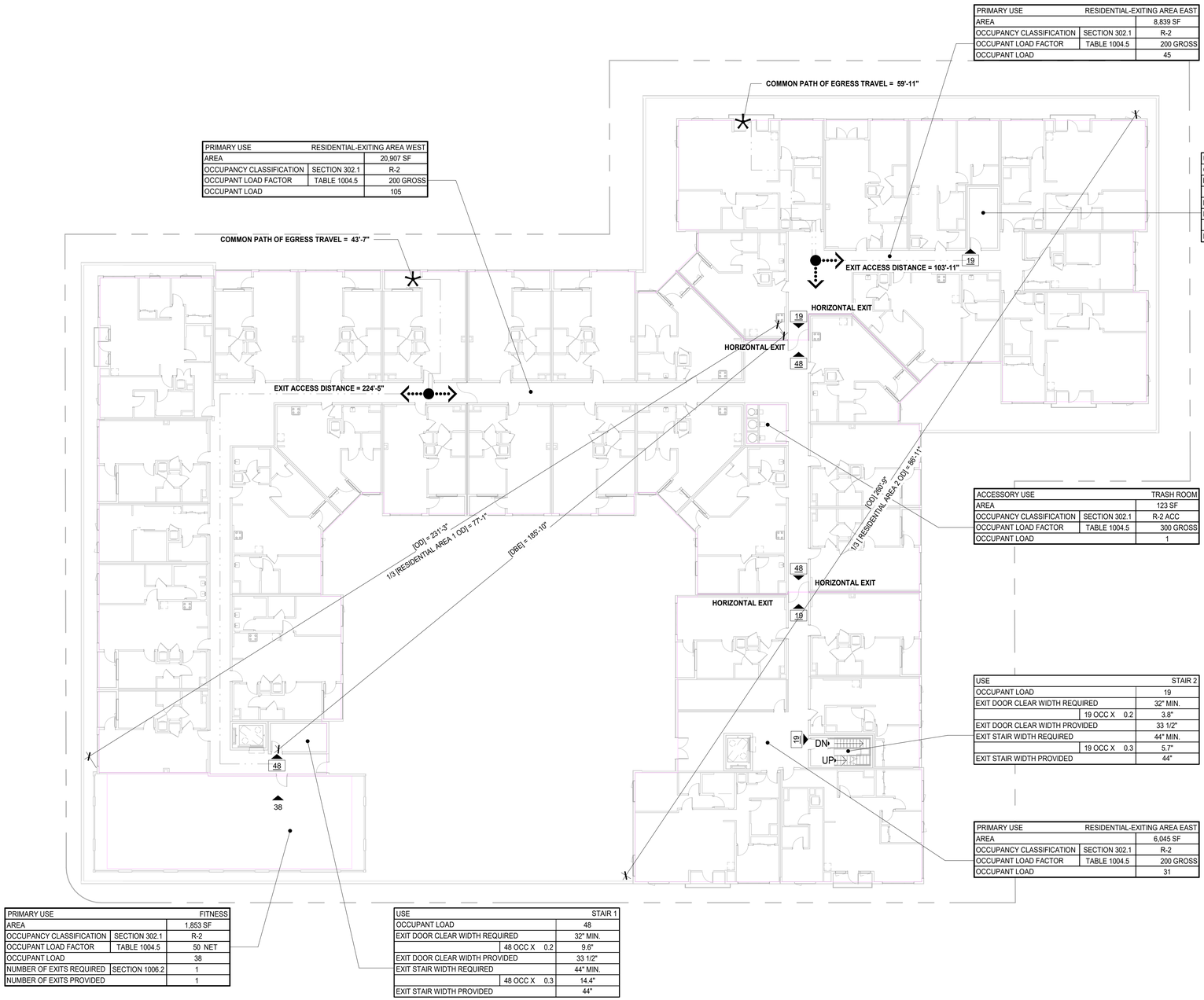
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	105
FITNESS	38
ACCESSORY USE	OCCUPANT LOAD
TRASH ROOM	1
TOTAL OCCUPANT LOAD	**144**
MINIMUM NUMBER EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**2 (1 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT STAIR 1	**48**
H.E. (2 DOORS)	**96**

OCCUPANCT LOAD & EXITING CALCULATIONS - LEVEL 03 EXITING AREA EAST

PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	76
TOTAL OCCUPANT LOAD	**76**
MINIMUM NUMBER EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**3 (2 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT STAIR 2	**19**
STAIR 3	**19**
H.E. (2 DOORS)	**38**

ACCESSORY USE CALCULATION - LEVEL 03

PRIMARY USE	TOTAL AREA
	37,644 SF
ACCESSORY USE	TOTAL AREA
	123 SF
TOTAL % ACC USE	<1%



PRIMARY USE		RESIDENTIAL-EXITING AREA WEST
AREA		20,907 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		105

PRIMARY USE		RESIDENTIAL-EXITING AREA EAST
AREA		8,839 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		45

USE		STAIR 3
OCCUPANT LOAD		19
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	19 OCC X 0.2	3.8"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	19 OCC X 0.3	5.7"
EXIT STAIR WIDTH PROVIDED		44"

ACCESSORY USE		TRASH ROOM
AREA		123 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

USE		STAIR 2
OCCUPANT LOAD		19
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	19 OCC X 0.2	3.8"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	19 OCC X 0.3	5.7"
EXIT STAIR WIDTH PROVIDED		44"

PRIMARY USE		RESIDENTIAL-EXITING AREA EAST
AREA		6,045 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		31

PRIMARY USE		FITNESS
AREA		1,853 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	50 NET
OCCUPANT LOAD		38
NUMBER OF EXITS REQUIRED	SECTION 1006.2	1
NUMBER OF EXITS PROVIDED		1

USE		STAIR 1
OCCUPANT LOAD		48
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	48 OCC X 0.2	9.6"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	48 OCC X 0.3	14.4"
EXIT STAIR WIDTH PROVIDED		44"

0' 8' 16' 32'

1/16"=1'-0"

EGRESS DIAGRAM FLOOR 3

AP0.32

SARES REGIS ARCHITECTURE

3781 EL CAMINO REAL

FEBRUARY 25TH, 2026

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LEGEND

- 39 — EXIT OCCUPANT LOAD
- 39 H.E. — EXIT OCCUPANT LOAD @ HORIZONTAL EXIT
- 39 — EXIT CUMULATIVE OCCUPANT LOAD
- 36 — EXIT DISCHARGE OCCUPANT LOAD
- MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL AND EXIT ACCESS TRAVEL DISTANCE SECTION 1006.2.1
- POINT WHERE SEPARATE PATHS OF EGRESS OCCUR SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1
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- [OD] = 1/3 [OD] = XX' MIN [DBE] — MAXIMUM OVERALL DIAGONAL [OD] & 1/3 OF OVERALL DIAGONAL [OD] DIMENSION OF THE AREA SERVED PER SECTION 1007.1.1. CALCULATION EQUALS MINIMUM SEPARATION DISTANCE BETWEEN EXITS [DBE]
- [DBE] = — SEPARATION DISTANCE BETWEEN EXITS [DBE] MEASURED PER SECTION 1007.1.1.1

OCCUPANCT LOAD & EXITING CALCULATIONS - LEVEL 04 EXITING AREA WEST

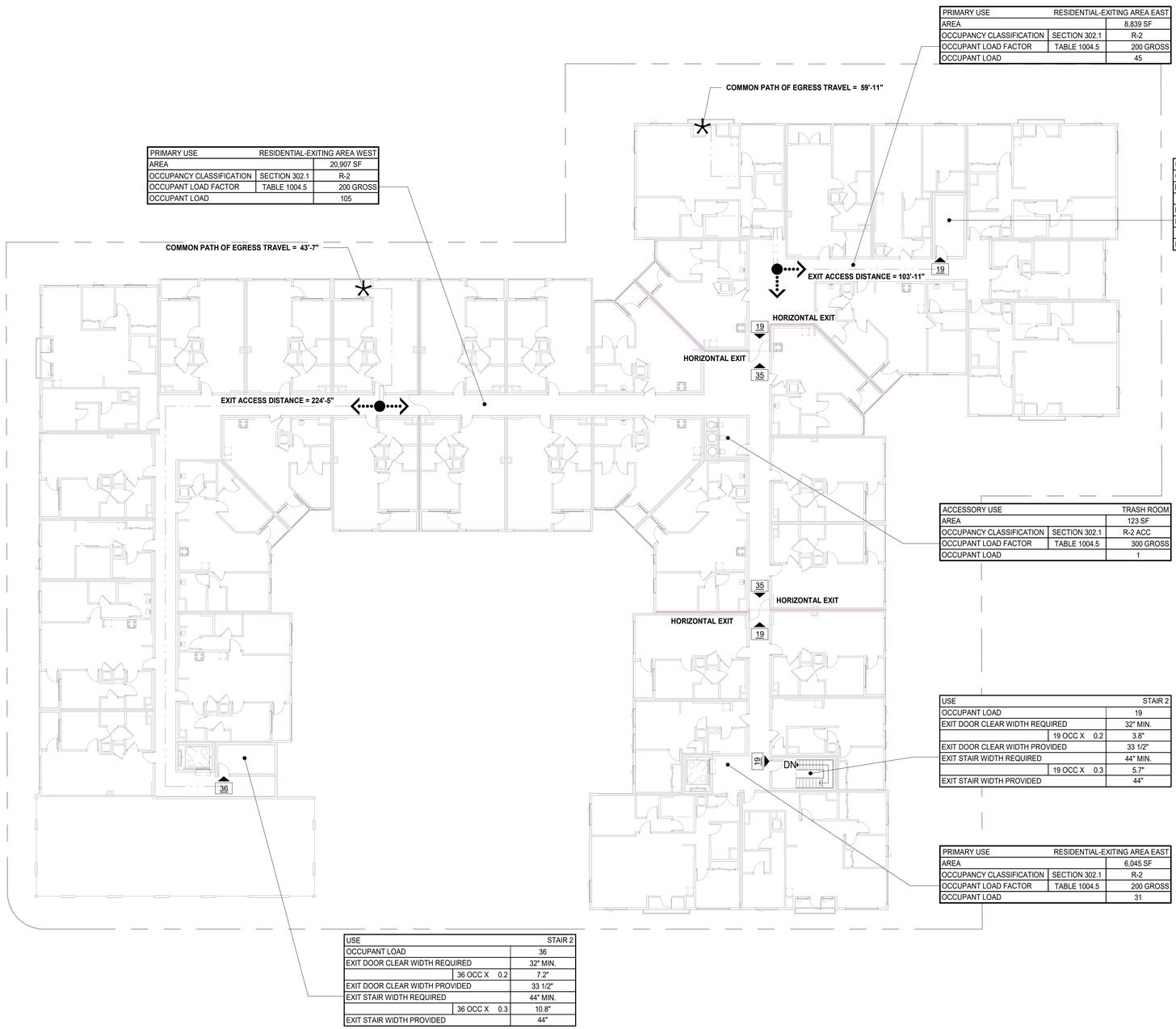
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	105
ACCESSORY USE	**OCCUPANT LOAD**
TRASH ROOM	1
TOTAL OCCUPANT LOAD	**106**
MINIMUM NUMBER EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**2 (1 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT — STAIR 1	**36**
H.E. (2 DOORS)	**70**

OCCUPANCT LOAD & EXITING CALCULATIONS - LEVEL 04 EXITING AREA EAST

PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	76
TOTAL OCCUPANT LOAD	**76**
MINIMUM NUMBER EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**3 (2 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT — STAIR 2	**19**
STAIR 3	**19**
H.E. (2 DOORS)	**38**

ACCESSORY USE CALCULATION - LEVEL 04

PRIMARY USE	TOTAL AREA
	35,791 SF
ACCESSORY USE	TOTAL AREA
	123
TOTAL % ACC USE	<1%



PRIMARY USE	RESIDENTIAL-EXITING AREA WEST
AREA	20,907 SF
OCCUPANCY CLASSIFICATION — SECTION 302.1	R-2
OCCUPANT LOAD FACTOR — TABLE 1004.5	200 GROSS
OCCUPANT LOAD	105

PRIMARY USE	RESIDENTIAL-EXITING AREA EAST
AREA	8,839 SF
OCCUPANCY CLASSIFICATION — SECTION 302.1	R-2
OCCUPANT LOAD FACTOR — TABLE 1004.5	200 GROSS
OCCUPANT LOAD	45

USE	STAIR 2
OCCUPANT LOAD	19
EXIT DOOR CLEAR WIDTH REQUIRED	32" MIN.
19 OCC X 0.2	3.8"
EXIT DOOR CLEAR WIDTH PROVIDED	33 1/2"
EXIT STAIR WIDTH REQUIRED	44" MIN.
19 OCC X 0.3	5.7"
EXIT STAIR WIDTH PROVIDED	44"

ACCESSORY USE	TRASH ROOM
AREA	123 SF
OCCUPANCY CLASSIFICATION — SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR — TABLE 1004.5	300 GROSS
OCCUPANT LOAD	1

USE	STAIR 2
OCCUPANT LOAD	19
EXIT DOOR CLEAR WIDTH REQUIRED	32" MIN.
19 OCC X 0.2	3.8"
EXIT DOOR CLEAR WIDTH PROVIDED	33 1/2"
EXIT STAIR WIDTH REQUIRED	44" MIN.
19 OCC X 0.3	5.7"
EXIT STAIR WIDTH PROVIDED	44"

PRIMARY USE	RESIDENTIAL-EXITING AREA EAST
AREA	6,045 SF
OCCUPANCY CLASSIFICATION — SECTION 302.1	R-2
OCCUPANT LOAD FACTOR — TABLE 1004.5	200 GROSS
OCCUPANT LOAD	31

USE	STAIR 2
OCCUPANT LOAD	36
EXIT DOOR CLEAR WIDTH REQUIRED	32" MIN.
36 OCC X 0.2	7.2"
EXIT DOOR CLEAR WIDTH PROVIDED	33 1/2"
EXIT STAIR WIDTH REQUIRED	44" MIN.
36 OCC X 0.3	10.8"
EXIT STAIR WIDTH PROVIDED	44"

0' 8' 16' 32'

1/16"=1'-0"

EGRESS DIAGRAM FLOOR 4

AP0.33

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LEGEND

39	EXIT OCCUPANT LOAD
39 H.E.	EXIT OCCUPANT LOAD @ HORIZONTAL EXIT
39	EXIT CUMULATIVE OCCUPANT LOAD
39	EXIT DISCHARGE OCCUPANT LOAD
*	MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL AND EXIT ACCESS TRAVEL DISTANCE SECTION 1006.2.1
	POINT WHERE SEPARATE PATHS OF EGRESS OCCUR SECTION 1006.2.1
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[OD] = 1/3 [OD] = XX' MIN [DBE]	MAXIMUM OVERALL DIAGONAL [OD] & 1/3 OF OVERALL DIAGONAL [OD] DIMENSION OF THE AREA SERVED PER SECTION 1007.1.1. CALCULATION EQUALS MINIMUM SEPARATION DISTANCE BETWEEN EXITS [DBE]
[DBE] =	SEPARATION DISTANCE BETWEEN EXITS [DBE] MEASURED PER SECTION 1007.1.1.1

OCCUPANCT LOAD & EXITING CALCULATIONS - LEVEL 05 EXITING AREA WEST

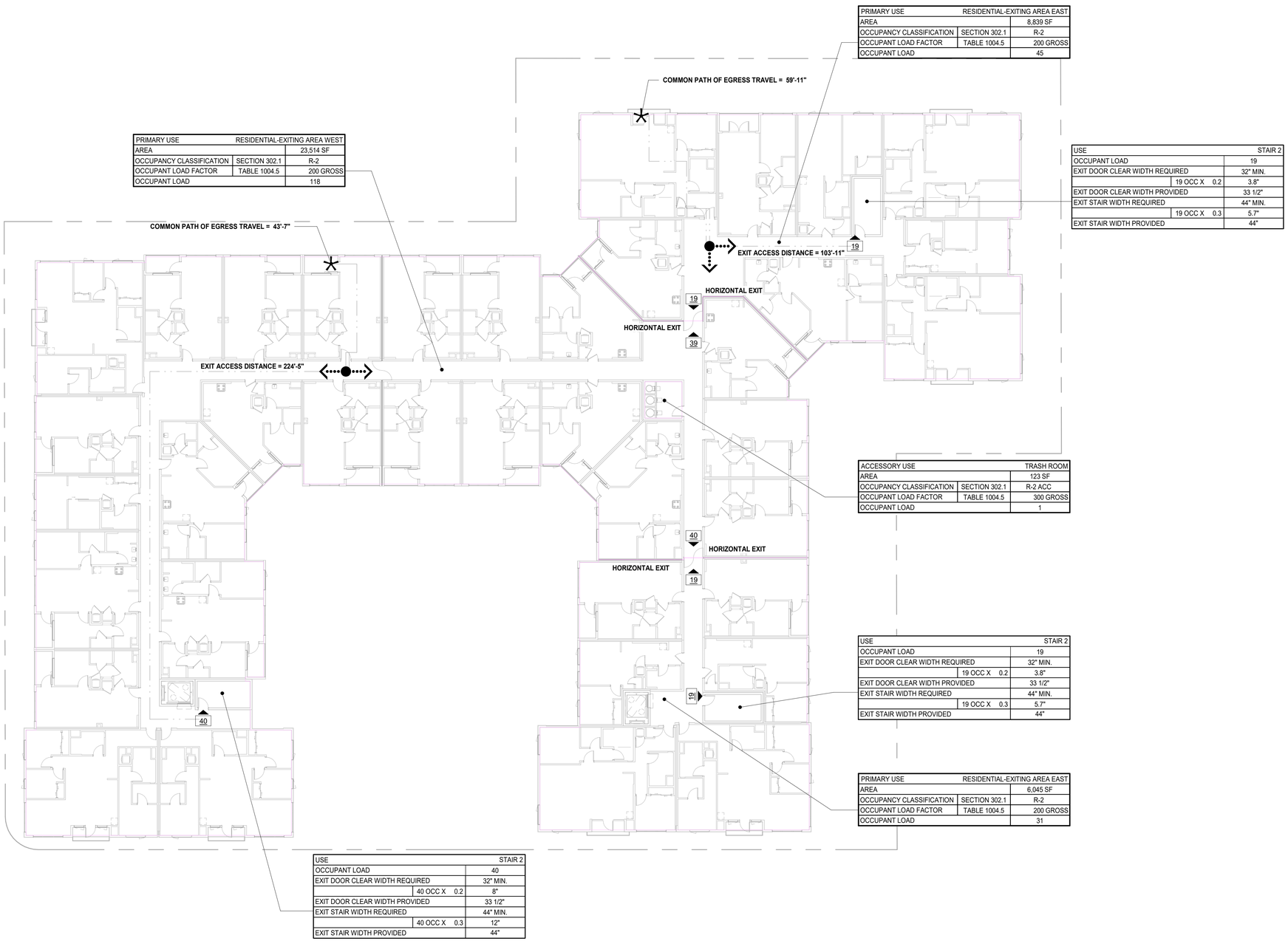
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	118
ACCESSORY USE	**OCCUPANT LOAD**
TRASH ROOM	1
TOTAL OCCUPANT LOAD	**119**
MINIMUM NUMBER EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**2 (1 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT STAIR 1	**40**
H.E. (2 DOORS)	**79**

OCCUPANCT LOAD & EXITING CALCULATIONS - LEVEL 05 EXITING AREA EAST

PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	76
TOTAL OCCUPANT LOAD	**76**
MINIMUM NUMBER EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**3 (2 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT STAIR 2	**19**
STAIR 3	**19**
H.E. (2 DOORS)	**38**

ACCESSORY USE CALCULATION - LEVEL 05

PRIMARY USE	TOTAL AREA
	38,398 SF
ACCESSORY USE	TOTAL AREA
	123 SF
TOTAL % ACC USE	<1%



PRIMARY USE	RESIDENTIAL-EXITING AREA WEST
AREA	23,514 SF
OCCUPANCY CLASSIFICATION — SECTION 302.1	R-2
OCCUPANT LOAD FACTOR — TABLE 1004.5	200 GROSS
OCCUPANT LOAD	118

PRIMARY USE	RESIDENTIAL-EXITING AREA EAST
AREA	8,839 SF
OCCUPANCY CLASSIFICATION — SECTION 302.1	R-2
OCCUPANT LOAD FACTOR — TABLE 1004.5	200 GROSS
OCCUPANT LOAD	45

USE	STAIR 2
OCCUPANT LOAD	19
EXIT DOOR CLEAR WIDTH REQUIRED	32" MIN.
19 OCC X 0.2	3.8"
EXIT DOOR CLEAR WIDTH PROVIDED	33 1/2"
EXIT STAIR WIDTH REQUIRED	44" MIN.
19 OCC X 0.3	5.7"
EXIT STAIR WIDTH PROVIDED	44"

ACCESSORY USE	TRASH ROOM
AREA	123 SF
OCCUPANCY CLASSIFICATION — SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR — TABLE 1004.5	300 GROSS
OCCUPANT LOAD	1

USE	STAIR 2
OCCUPANT LOAD	19
EXIT DOOR CLEAR WIDTH REQUIRED	32" MIN.
19 OCC X 0.2	3.8"
EXIT DOOR CLEAR WIDTH PROVIDED	33 1/2"
EXIT STAIR WIDTH REQUIRED	44" MIN.
19 OCC X 0.3	5.7"
EXIT STAIR WIDTH PROVIDED	44"

PRIMARY USE	RESIDENTIAL-EXITING AREA EAST
AREA	6,045 SF
OCCUPANCY CLASSIFICATION — SECTION 302.1	R-2
OCCUPANT LOAD FACTOR — TABLE 1004.5	200 GROSS
OCCUPANT LOAD	31

USE	STAIR 2
OCCUPANT LOAD	40
EXIT DOOR CLEAR WIDTH REQUIRED	32" MIN.
40 OCC X 0.2	8"
EXIT DOOR CLEAR WIDTH PROVIDED	33 1/2"
EXIT STAIR WIDTH REQUIRED	44" MIN.
40 OCC X 0.3	12"
EXIT STAIR WIDTH PROVIDED	44"

0' 8' 16' 32'

1/16"=1'-0"

TRUE PROJ NORTH=NORTH

EGRESS DIAGRAM FLOOR 5 (FL 6 SIM.)

AP0.34

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LEGEND

39	EXIT OCCUPANT LOAD
39 H.E.	EXIT OCCUPANT LOAD @ HORIZONTAL EXIT
39	EXIT CUMULATIVE OCCUPANT LOAD
85	EXIT DISCHARGE OCCUPANT LOAD
*	MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL AND EXIT ACCESS TRAVEL DISTANCE SECTION 1006.2.1
	POINT WHERE SEPARATE PATHS OF EGRESS OCCUR SECTION 1006.2.1
	EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1
	EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE SECTION 1017.2
[OD] = 1/3 [OD] = XX' MIN [DBE]	MAXIMUM OVERALL DIAGONAL [OD] & 1/3 OF OVERALL DIAGONAL [OD] DIMENSION OF THE AREA SERVED PER SECTION 1007.1.1. CALCULATION EQUALS MINIMUM SEPARATION DISTANCE BETWEEN EXITS [DBE]
[DBE] =	SEPARATION DISTANCE BETWEEN EXITS [DBE] MEASURED PER SECTION 1007.1.1.1

OCCUPANCT LOAD & EXITING CALCULATIONS - LEVEL 07 EXITING AREA WEST

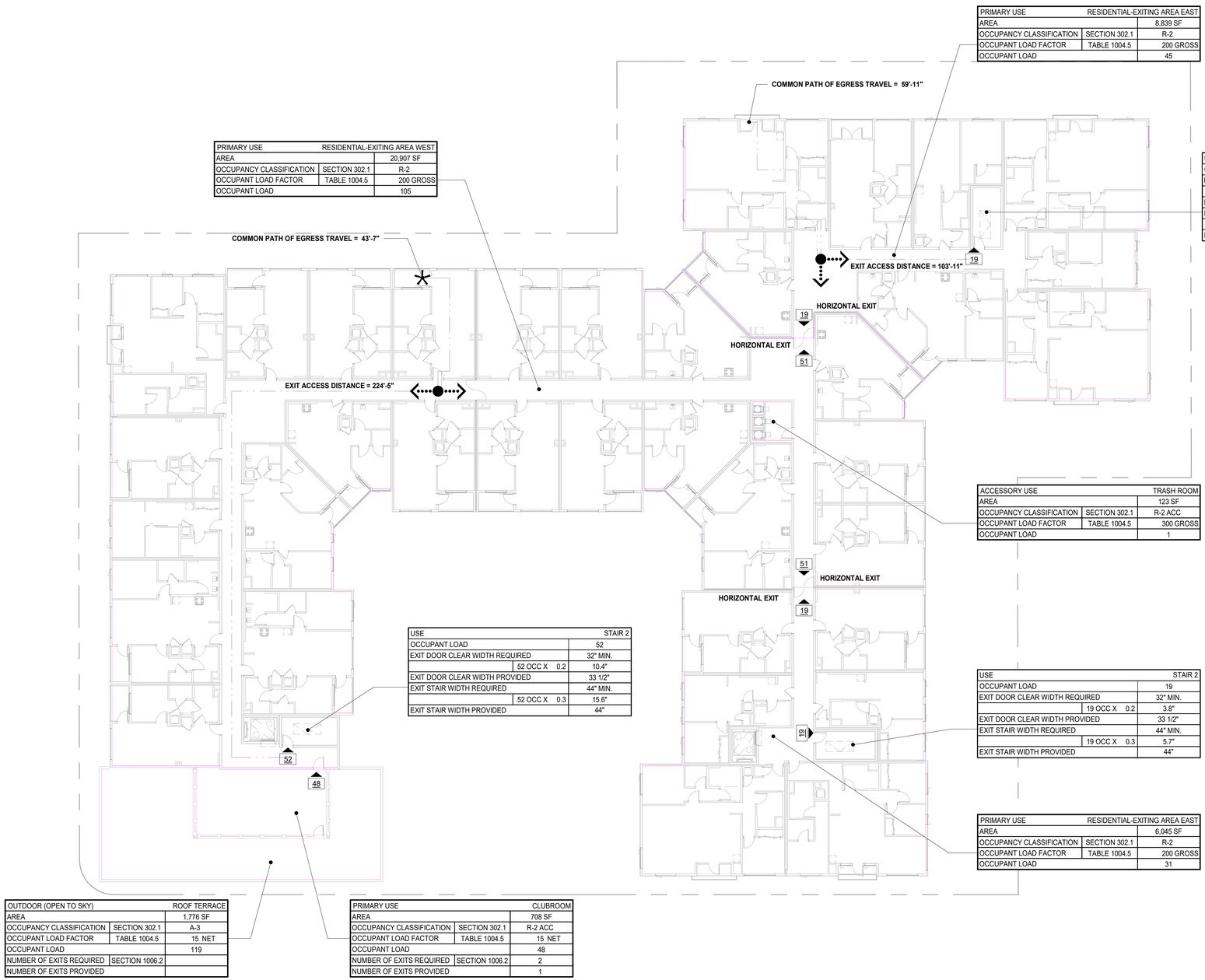
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	105
CLUBROOM	48
ACCESSORY USE	OCCUPANT LOAD
TRASH ROOM	1
TOTAL OCCUPANT LOAD	**154**
MINIMUM NUMBER EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**2 (1 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT STAIR 1	**52**
H.E. (2 DOORS)	**102**

OCCUPANCT LOAD & EXITING CALCULATIONS - LEVEL 07 EXITING AREA EAST

PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	76
TOTAL OCCUPANT LOAD	**76**
MINIMUM NUMBER EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**3 (2 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT STAIR 2	**19**
STAIR 3	**19**
H.E. (2 DOORS)	**38**

ACCESSORY USE CALCULATION - LEVEL 07

PRIMARY USE	TOTAL AREA
	35,791
ACCESSORY USE	TOTAL AREA
	123
TOTAL % ACC USE	<1%



PRIMARY USE		RESIDENTIAL-EXITING AREA WEST
AREA		20,907 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		105

PRIMARY USE		RESIDENTIAL-EXITING AREA EAST
AREA		8,839 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		45

USE	STAIR 2
OCCUPANT LOAD	19
EXIT DOOR CLEAR WIDTH REQUIRED	32" MIN.
19 OCC X 0.2	3.8"
EXIT DOOR CLEAR WIDTH PROVIDED	33 1/2"
EXIT STAIR WIDTH REQUIRED	44" MIN.
19 OCC X 0.3	5.7"
EXIT STAIR WIDTH PROVIDED	44"

ACCESSORY USE		TRASH ROOM
AREA		123 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

USE	STAIR 2
OCCUPANT LOAD	52
EXIT DOOR CLEAR WIDTH REQUIRED	32" MIN.
52 OCC X 0.2	10.4"
EXIT DOOR CLEAR WIDTH PROVIDED	33 1/2"
EXIT STAIR WIDTH REQUIRED	44" MIN.
52 OCC X 0.3	15.6"
EXIT STAIR WIDTH PROVIDED	44"

USE	STAIR 2
OCCUPANT LOAD	19
EXIT DOOR CLEAR WIDTH REQUIRED	32" MIN.
19 OCC X 0.2	3.8"
EXIT DOOR CLEAR WIDTH PROVIDED	33 1/2"
EXIT STAIR WIDTH REQUIRED	44" MIN.
19 OCC X 0.3	5.7"
EXIT STAIR WIDTH PROVIDED	44"

PRIMARY USE		RESIDENTIAL-EXITING AREA EAST
AREA		6,045 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		31

OUTDOOR (OPEN TO SKY)		ROOF TERRACE
AREA		1,776 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		119
NUMBER OF EXITS REQUIRED	SECTION 1006.2	
NUMBER OF EXITS PROVIDED		

PRIMARY USE		CLUBROOM
AREA		708 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		48
NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
NUMBER OF EXITS PROVIDED		1

0' 8' 16' 32'

1/16"=1'-0"

EGRESS DIAGRAM FLOOR 7

AP0.36

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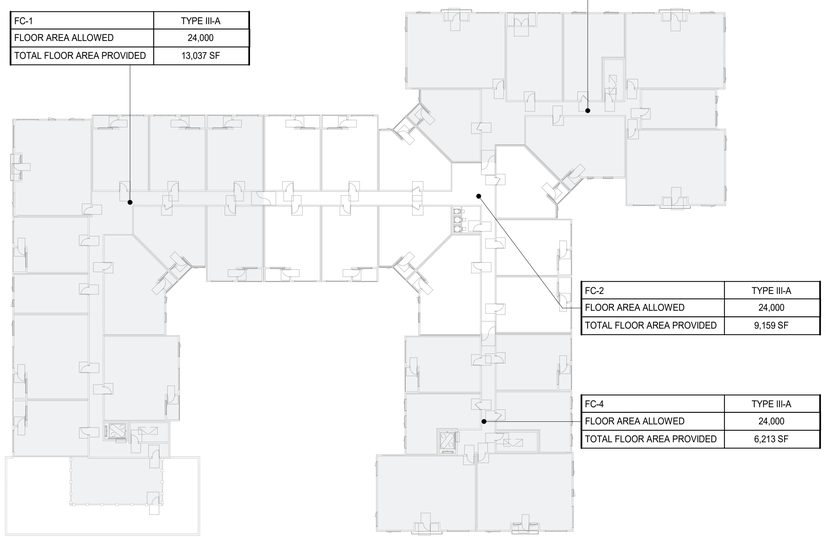
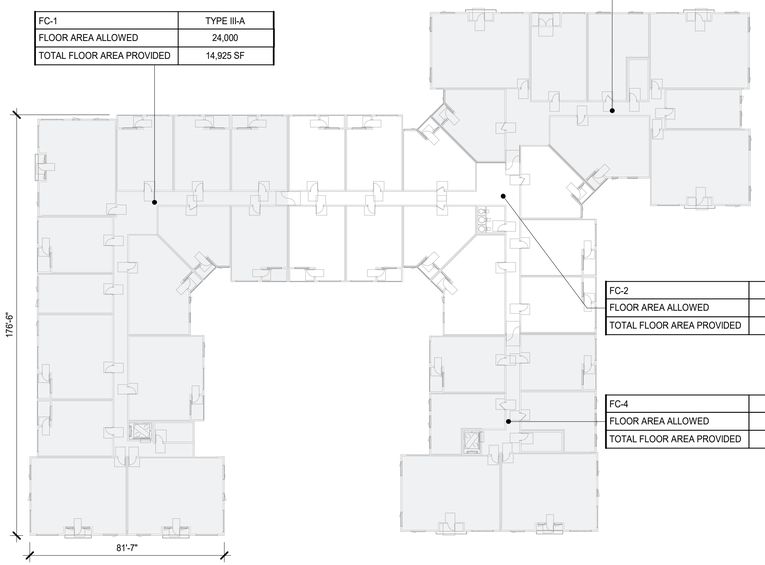
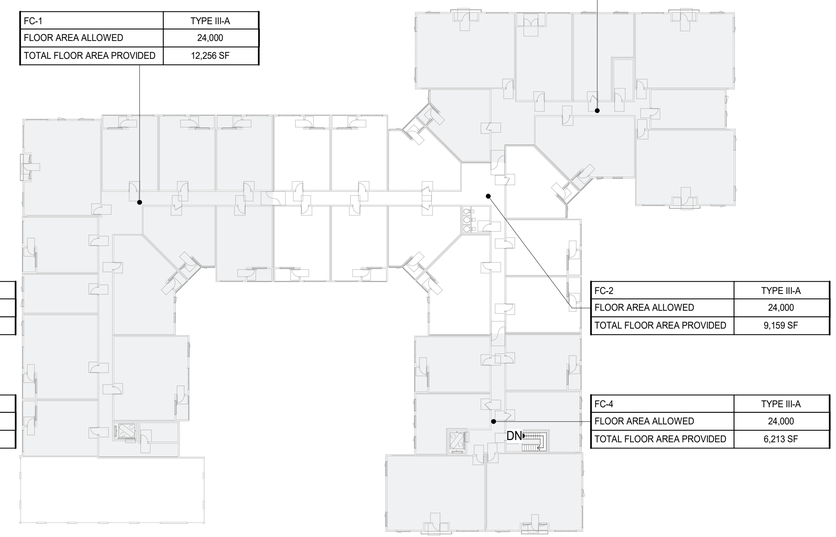


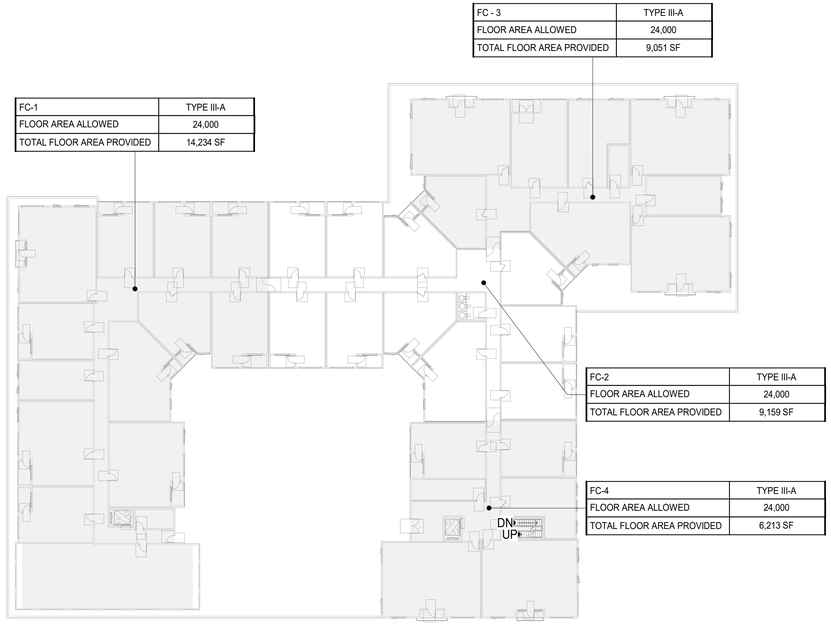
FLOOR 7



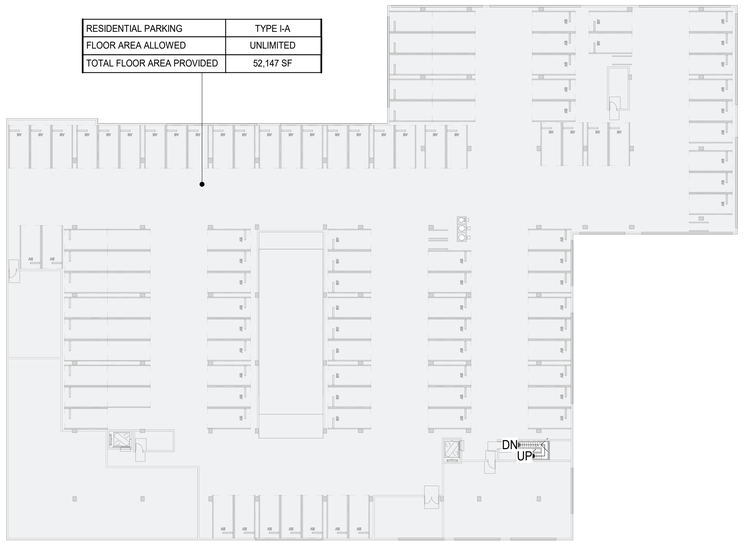
FLOOR 5 & 6



FLOOR 4



FLOOR 3



FLOOR 2

FLOOR 1

0' 30' 60'

1"=30'

ALLOWABLE AREA PLANS

AP0.40

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ALLOWABLE BUILDING AREA CALCULATIONS

3781 ECR
3781 EL CAMINO REAL, PALO ALTO
LATEST UPDATE: NOVEMBER 10, 2025

CALIFORNIA BUILDING CODE: 2022 INTERVENING CODE CYCLE
NOTE: ALL BUILDINGS ARE FULLY SPRINKLERED PER NFPA 13
NOTE: SPRINKLERS ARE USED FOR 20' INCREASE IN HEIGHT AND INCREASE OF ONE STORY. SPRINKLERS ARE NOT USED FOR AREA INCREASE.

	OCCUPANCY CHAPTER 3	USE TABLE 1004.5	CONSTRUCTION TYPE	ALLOWABLE TABULAR AREA TABLE 506.2 *At for SM* *with HT increase*	FRONTAGE ALLOWED % SECTION 506.3 If VALUEa	ALLOWABLE AREA FACTOR SECTION 506.2.1 *NS*	FRONTAGE ALLOWED SF SECTION 506.2.1 *(NS x If)*	ALLOWABLE FLOOR AREA SECTION 506.2.1	MULTI-STORY ALLOWABLE SECTION 506.2.1 *Sa*	ALLOWABLE BUILDING AREA SECTION 506.2.1 Equation 5-2	ALLOWABLE NO. STORIES TABLE 504.4	SPRINKLER INCREASE HT / STORIES TABLE 504.3 TABLE 504.4	FLOOR NUMBER	AREA PER FLOOR (SQ FT) PROPOSED		TOTAL SF PROPOSED
					SEE PERIMETER/FRONTAGE CALCULATION											
BUILDING R																
TYPE III-A																
4 FIRE COMPARTMENTS (FC)																
EXITING AREA - WEST																
FC-1	R-2	RESIDENTIAL	TYPE III-A	24,000	50.00%	24,000	12,000	36,000	2	72,000	4	+20 FT + 1 ST	FLOOR 3	14,234		69,377
	R-2 ACCESSORY	TRASH,										85 FEET	FLOOR 4	12,256		
		ROOF DECK										5 STORIES	FLOOR 5	14,925		
		FITNESS											FLOOR 6	14,925		
													FLOOR 7	13,037		
FC-2	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+20 FT + 1 ST	FLOOR 3	9,159		45,795
	R-2 ACCESSORY	TRASH			NOT USED							85 FEET	FLOOR 4	9,159		
												5 STORIES	FLOOR 5	9,159		
													FLOOR 6	9,159		
													FLOOR 7	9,159		
EXITING AREA - EAST																
FC-3	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+20 FT + 1 ST	FLOOR 3	9,051		45,255
					NOT USED							85 FEET	FLOOR 4	9,051		
												5 STORIES	FLOOR 5	9,051		
													FLOOR 6	9,051		
													FLOOR 7	9,051		
FC-4	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+20 FT + 1 ST	FLOOR 3	6,213		31,065
					NOT USED							85 FEET	FLOOR 4	6,213		
												5 STORIES	FLOOR 5	6,213		
													FLOOR 6	6,213		
													FLOOR 7	6,213		
BUILDING R TOTALS										216,000	ALLOWABLE			191,492	PROPOSED	
BUILDING G																
TYPE I-A																
NON-SEPARATED OCCUPANCIES																
GARAGE	S-2	PARKING	TYPE IA	UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED	FLOOR 1	53,042		106,084
	R-2	RESIDENTIAL											FLOOR 2	53,042		
	B	OFFICE														
	A-3	ASSEMBLY (LOBBY)														
	S-1	TRASH TERMINATION ROOM														
BUILDING G TOTALS										UNLIMITED	ALLOWABLE			106,084	PROPOSED	
GRAND TOTAL														297,576	PROPOSED	

PERIMETER / FRONTAGE CALCULATION

3781 ECR
3781 EL CAMINO REAL, PALO ALTO

	TOTAL PERIMETER (FEET)	FRONTAGE LENGTH *EAST*	*SOUTH*	*WEST*	*NORTH*	OPEN SPACE WIDTH (FEET)	TOTAL FRONTAGE LENGTH	% OF BUILDING PERIMETER	If VALUEa
BUILDING R									
TYPE III-A									
4 FIRE COMPARTMENTS (FC)									
EXITING AREA - WEST									
FC-1	612.00	0.00	81.50	176.50	112.80	30.00	370.80	60.58%	50.00%

0' 8' 16' 32'
1/16"=1'-0"

TRUE PROJ NORTH/NORTH

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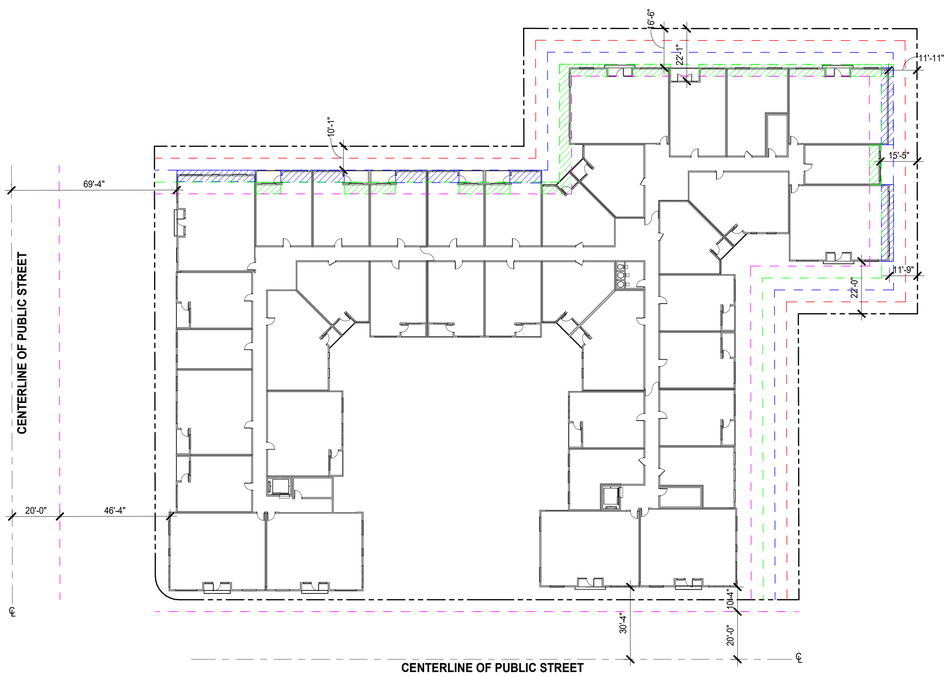
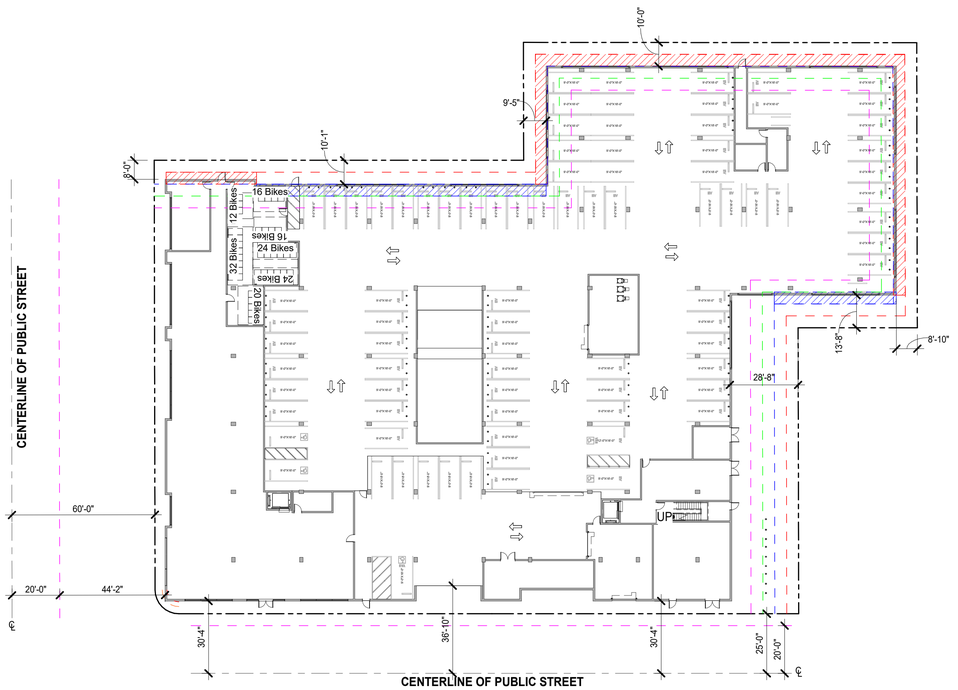
Table 1: TABLE 705.9—MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION		
FIRE SEPARATION DISTANCE (feet)	**DEGREE OF OPENING PROTECTION**	**ALLOWABLE AREA[a]**
3 to less than 5[d,e]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)[i]	15%
	Protected (P)	15%
5 to less than 10[e,f,i]	Unprotected, Nonsprinklered (UP, NS)	10%[b]
	Unprotected, Sprinklered (UP, S)[i]	25%
	Protected (P)	25%
10 to less than 15[e,f,g,i]	Unprotected, Nonsprinklered (UP, NS)	15%[b]
	Unprotected, Sprinklered (UP, S)[i]	45%
	Protected (P)	45%
15 to less than 20[e,f,i]	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S)[i]	75%
	Protected (P)	75%
20 to less than 25[e,f,i]	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S)[i]	No Limit
	Protected (P)	No Limit



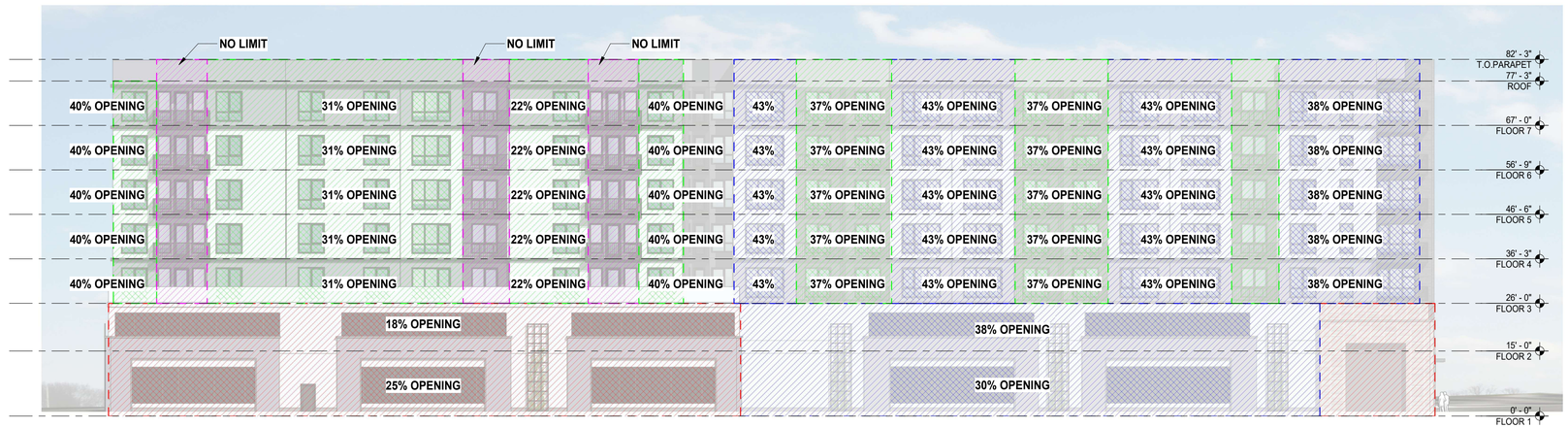
WALL OPENING PLAN - FLOOR 5 3

1" = 30'-0"



WALL OPENING PLAN - FLOOR 1 2

1" = 30'-0"



NORHT ELEVATION - WALL OPENINGS 1

1/16" = 1'-0"

0' 8' 16' 32'

WALL OPENING DIAGRAMS

1/16"=1'-0"

AP0.42

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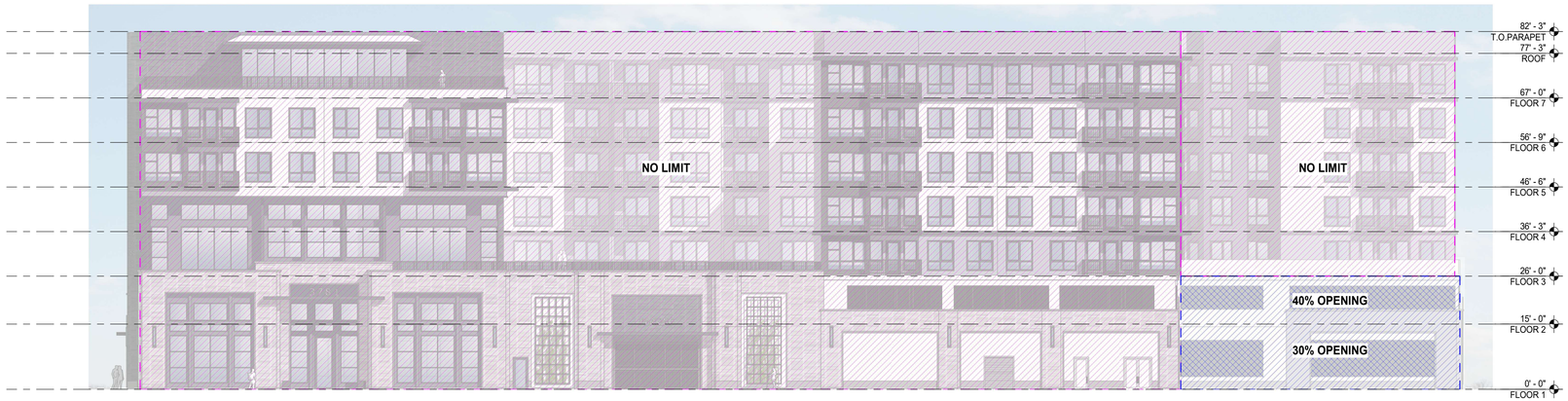
Table 1: TABLE 705.9—MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA[a]
3 to less than 5[d,e]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)[i]	15%
	Protected (P)	15%
5 to less than 10[e,f,i]	Unprotected, Nonsprinklered (UP, NS)	10%[b]
	Unprotected, Sprinklered (UP, S)[i]	25%
	Protected (P)	25%
10 to less than 15[e,f,g,i]	Unprotected, Nonsprinklered (UP, NS)	15%[b]
	Unprotected, Sprinklered (UP, S)[i]	45%
	Protected (P)	45%
15 to less than 20[f,g,i]	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S)[i]	75%
	Protected (P)	75%
20 to less than 25[f,g,i]	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S)[i]	No Limit
	Protected (P)	No Limit

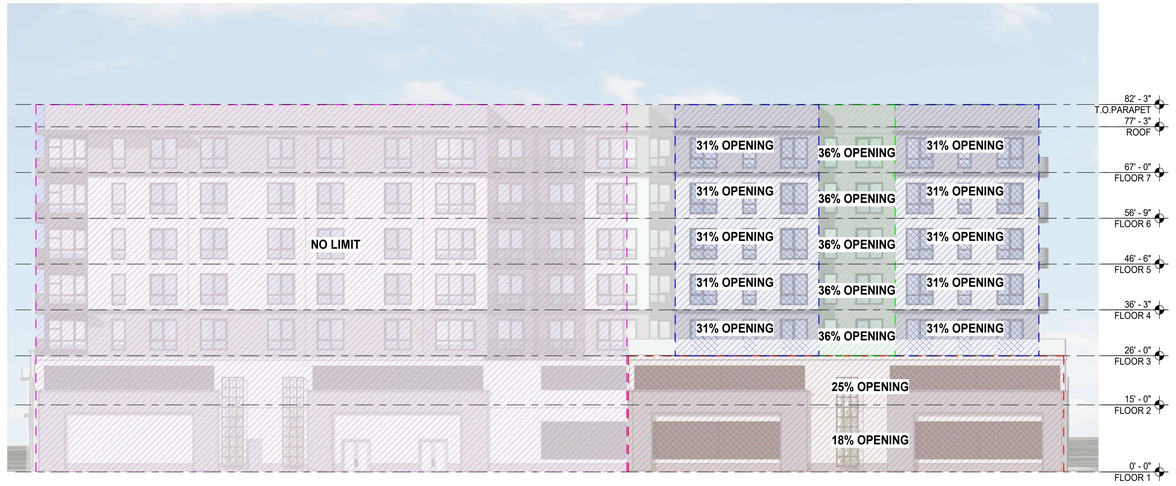


SOUTH ELEVATION - WALL OPENINGS 3

1/16" = 1'-0"

WEST ELEVATION - WALL OPENINGS 2

1/16" = 1'-0"



EAST ELEVATION - WALL OPENINGS 1

1/16" = 1'-0"

0' 8' 16' 32'

TRUE (PROJECT) NORTH (GRID) NORTH

1/16"=1'-0"

WALL OPENING DIAGRAMS AP0.43

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0' 8' 16' 32'

TRUE PROJ NORTH/GRID

1/16"=1'-0"

SITE PLAN

AP1.00

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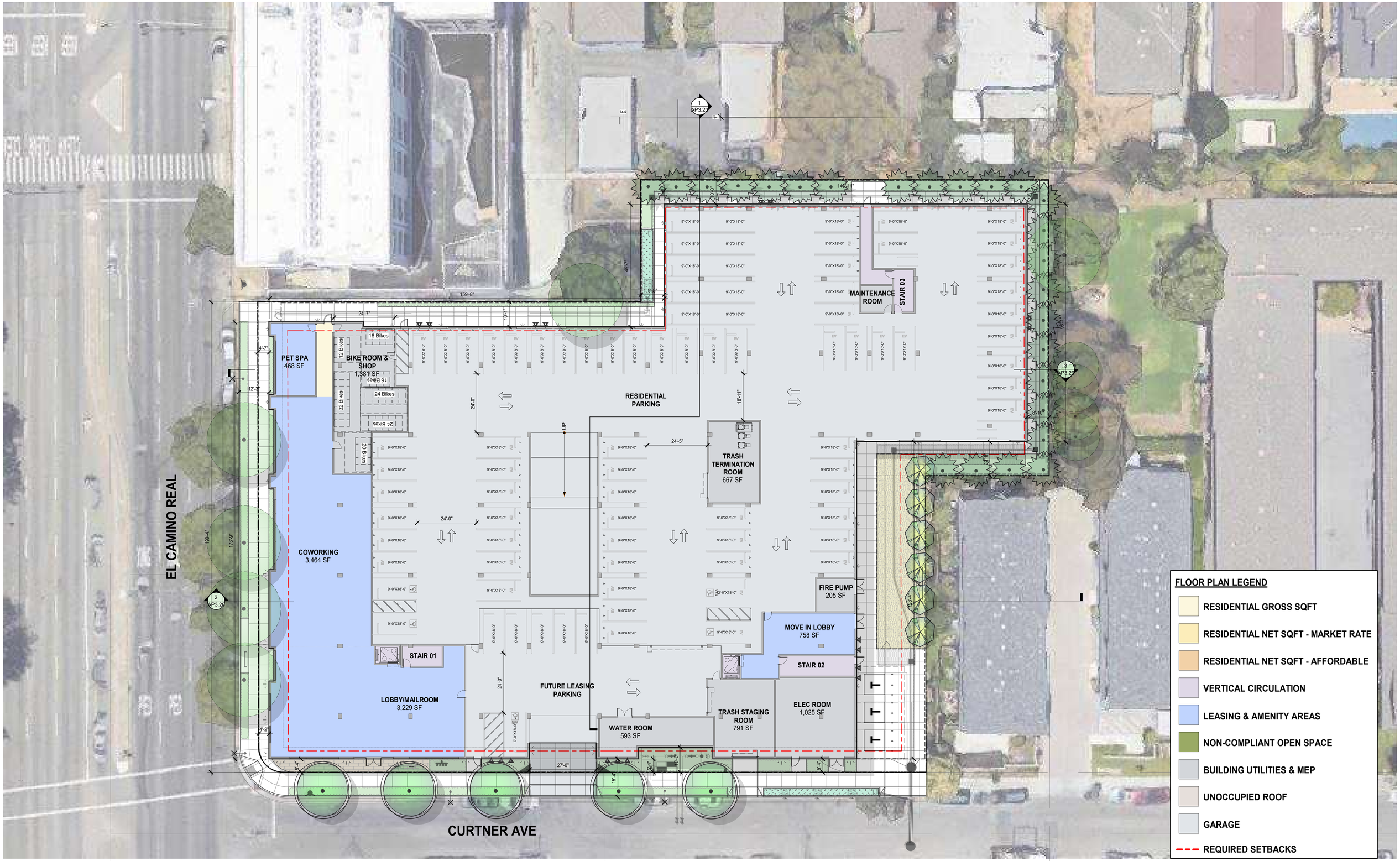

FLOOR PLAN LEGEND

- RESIDENTIAL GROSS SQFT
- RESIDENTIAL NET SQFT - MARKET RATE
- RESIDENTIAL NET SQFT - AFFORDABLE
- VERTICAL CIRCULATION
- LEASING & AMENITY AREAS
- NON-COMPLIANT OPEN SPACE
- BUILDING UTILITIES & MEP
- UNOCCUPIED ROOF
- GARAGE
- REQUIRED SETBACKS

0' 8' 16' 32'

1/16"=1'-0"

FLOOR 1

AP2.01

SARES REGIS ARCHITECTURE

3781 EL CAMINO REAL

FEBRUARY 25TH, 2026

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0' 8' 16' 32"

TRUE PROJ NORTH

1/16"=1'-0"

FLOOR 2

AP2.02

SARES REGIS ARCHITECTURE

3781 EL CAMINO REAL

FEBRUARY 25TH, 2026

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0' 8' 16' 32'

1/16"=1'-0"

FLOOR 3

AP2.03

BDE ARCHITECTURE | SARES REGIS

3781 EL CAMINO REAL

FEBRUARY 25TH, 2026

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0' 8' 16' 32'

1/16"=1'-0"

FLOOR 4

AP2.04

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0' 8' 16' 32'

1/16"=1'-0"

FLOOR 5

AP2.05

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0' 8' 16' 32'

1/16"=1'-0"

FLOOR 6

AP2.06

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0' 8' 16' 32'

TRUE (REAL) NORTH (TN)

1/16"=1'-0"

FLOOR 7

AP2.07

SARES REGIS ARCHITECTURE

3781 EL CAMINO REAL

FEBRUARY 25TH, 2026

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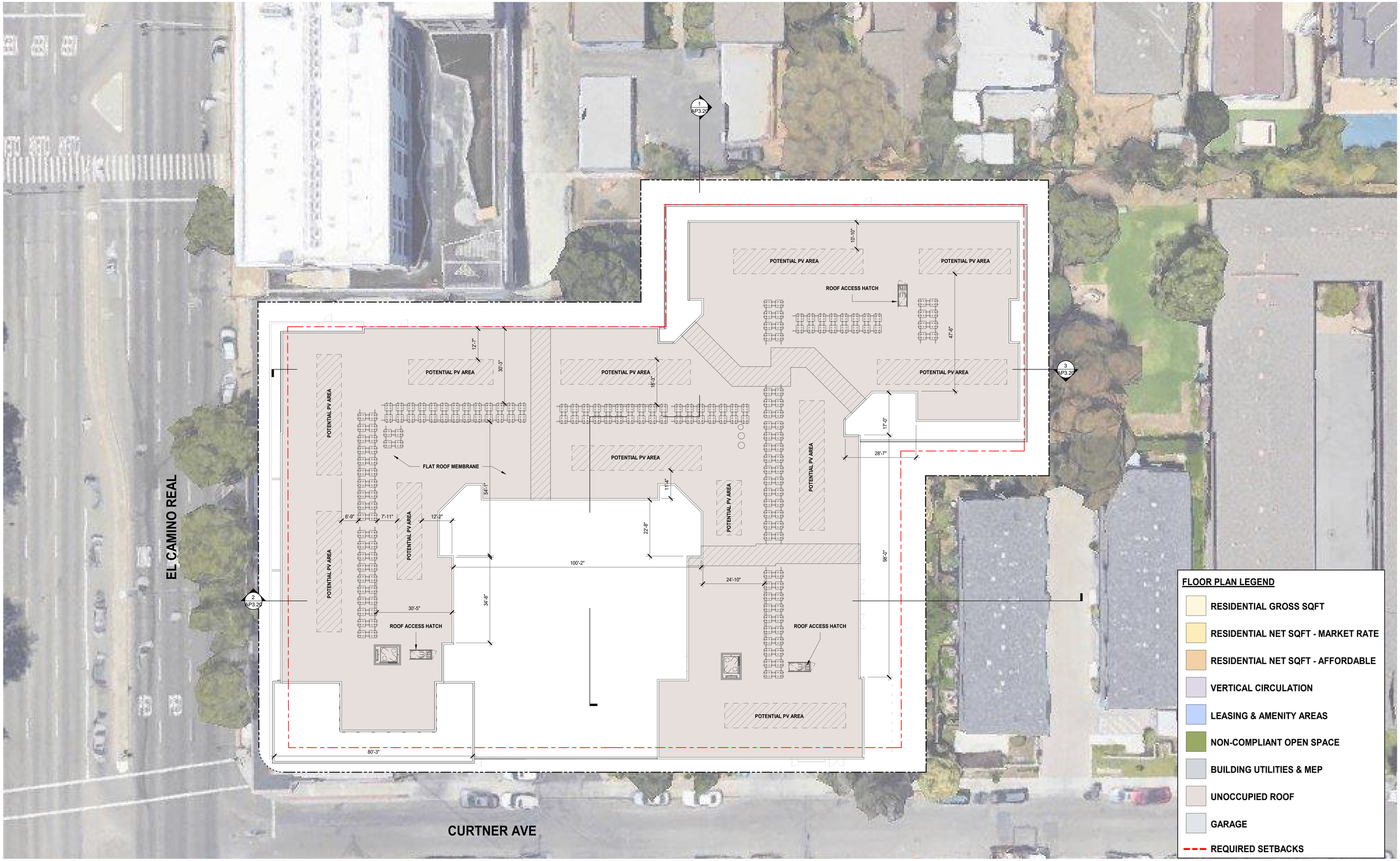

0' 8' 16' 32'

TRUE (TRUE NORTH)

1/16"=1'-0"

ROOF

AP2.08

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PLANNING ELEVATION - WEST 2

ARCH 0'-0" = CIVIL 35.00 1/16" = 1'-0"

PLANNING ELEVATION - WEST DIAGRAMS 1

ARCH 0'-0" = CIVIL 35.00 1/16" = 1'-0"

GARAGE SCREEN 8

METAIL RAILING 7

WOOD-LIKE PANEL SOFFITS 6

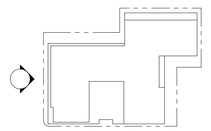
STUCCO DARK GRAY 5

STUCCO WHITE 4

STUCCO GREY 3

DARK BRICK 2

LIGHT BRICK 1



KEY PLAN

0' 8' 16' 32'

ELEVATIONS 1/16"=1'-0" AP3.00

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PLANNING ELEVATION - SOUTH **2**

ARCH 0'-0" = CIVIL 35.00 1/16" = 1'-0"

PLANNING ELEVATION - SOUTH DIAGRAMS **1**

ARCH 0'-0" = CIVIL 35.00 1/16" = 1'-0"

GARAGE SCREEN 8

METAIL RAILING 7

WOOD-LIKE PANEL SOFFITS 6

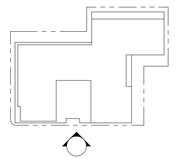
STUCCO DARK GRAY 5

STUCCO WHITE 4

STUCCO GREY 3

DARK BRICK 2

LIGHT BRICK 1



KEY PLAN

0' 8' 16' 32'

ELEVATIONS 1/16"=1'-0" **AP3.01**

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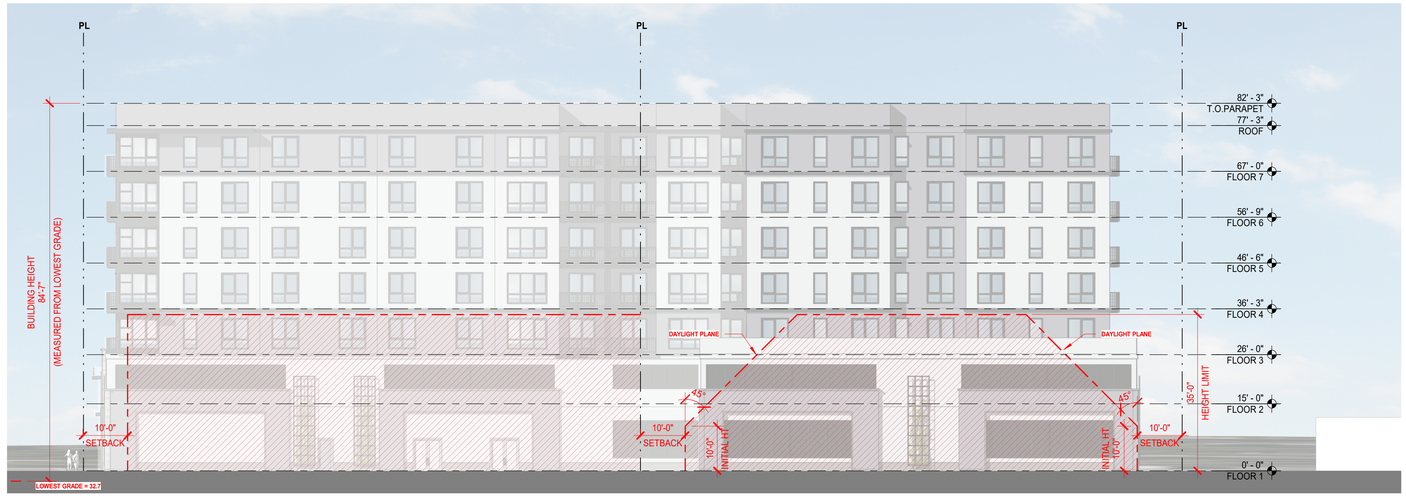
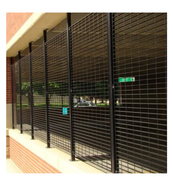
PLANNING ELEVATION - EAST **2**

ARCH 0'-0" = CIVIL 35.00 1/16" = 1'-0"



PLANNING ELEVATION - EAST DIAGRAMS **1**

ARCH 0'-0" = CIVIL 35.00 1/16" = 1'-0"



GARAGE SCREEN 8

METAIL RAILING 7

WOOD-LIKE PANEL SOFFITS 6

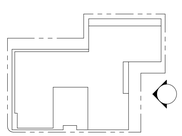
STUCCO DARK GRAY 5

STUCCO WHITE 4

STUCCO GREY 3

DARK BRICK 2

LIGHT BRICK 1



KEY PLAN

0' 8' 16' 32'

ELEVATIONS 1/16"=1'-0" AP3.02

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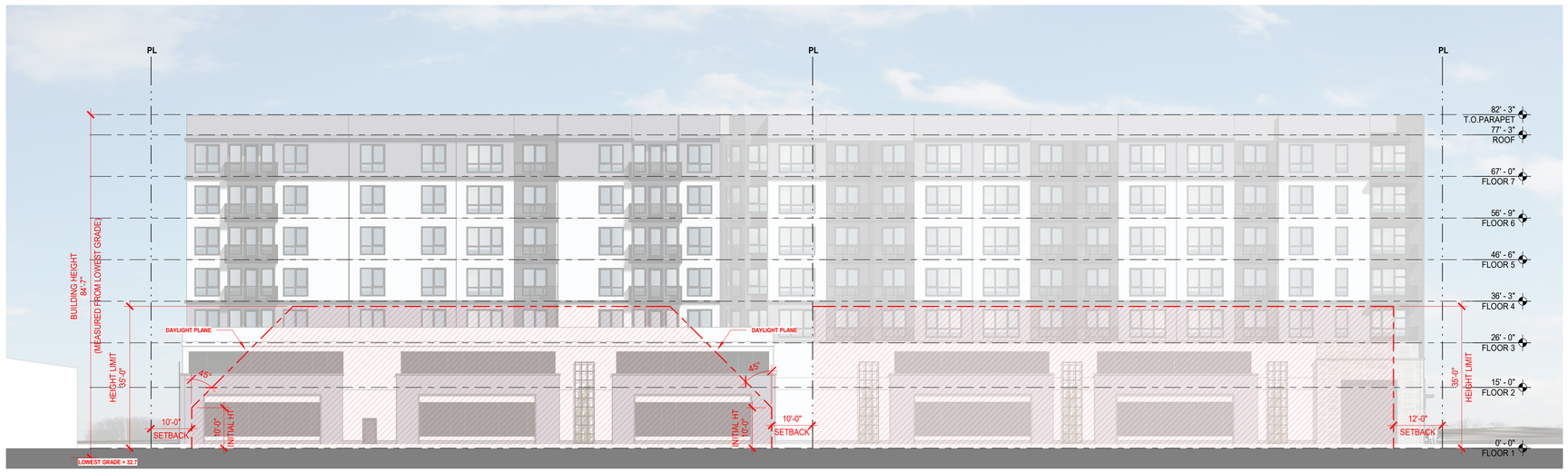
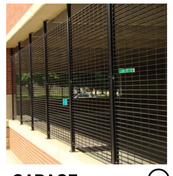
PLANNING ELEVATION - NORTH **2**

ARCH 0'-0" = CIVIL 35.00 1/16" = 1'-0"

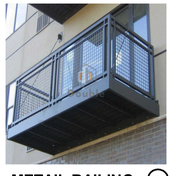


PLANNING ELEVATION - NORTH DIAGRAMS **1**

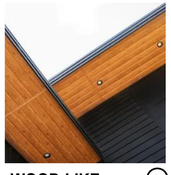
ARCH 0'-0" = CIVIL 35.00 1/16" = 1'-0"



GARAGE SCREEN 8



METAIL RAILING 7



WOOD-LIKE PANEL SOFFITS 6

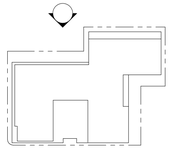
STUCCO DARK GRAY 5

STUCCO WHITE 4

STUCCO GREY 3

DARK BRICK 2

LIGHT BRICK 1



KEY PLAN

0' 8' 16' 32'

ELEVATIONS 1/16"=1'-0" **AP3.03**

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GARAGE SCREEN

ALUMINUM STOREFRONTS

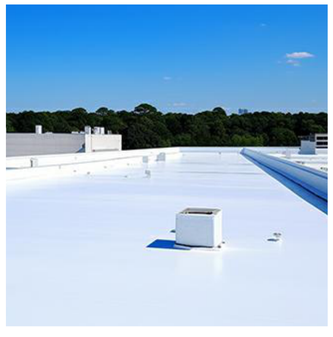
METAL RAILING BALCONIES

WINDOWS & STOREFRONTS
BRONZE

PAINT COLOR - DARK GRAY
BM 2124-10 "WROUGHT IRON" OR SIM.

PAINT COLOR - GRAY
BM 2124-30 "DEEP SILVER" OR SIM.

PAINT COLOR - WHITE
BM 2126-60 "GRAY CLOUD" OR SIM.
LRV 69.7



FLAT ROOF MEMBRANE;
WHITE

WOOD-LIKE PANEL SOFFITS
LONGBOARD "NATIONAL WALNUT"
OR SIM.

PAINTED STUCCO

DARK GRAY BRICK

LIGHT GRAY BRICK

0' 8' 16' 32'

1/16"=1'-0"

MATERIAL BOARD

AP3.10

SARES REGIS ARCHITECTURE

3781 EL CAMINO REAL

FEBRUARY 25TH, 2026

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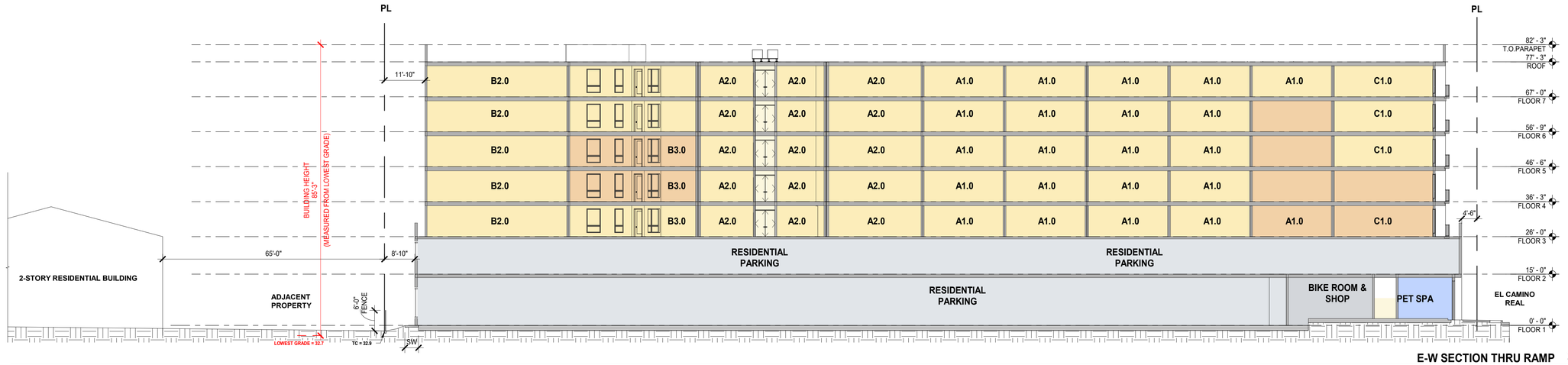
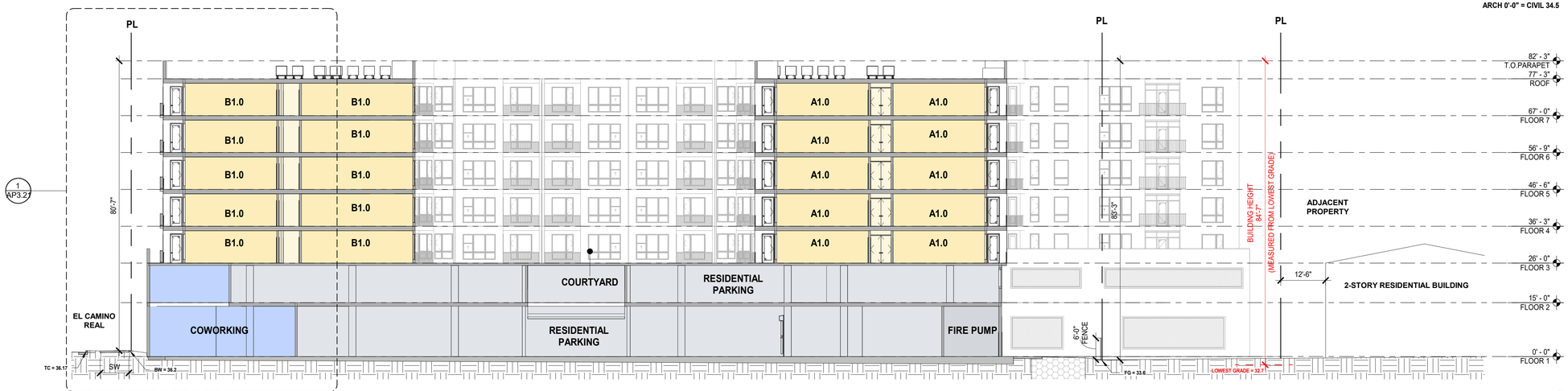


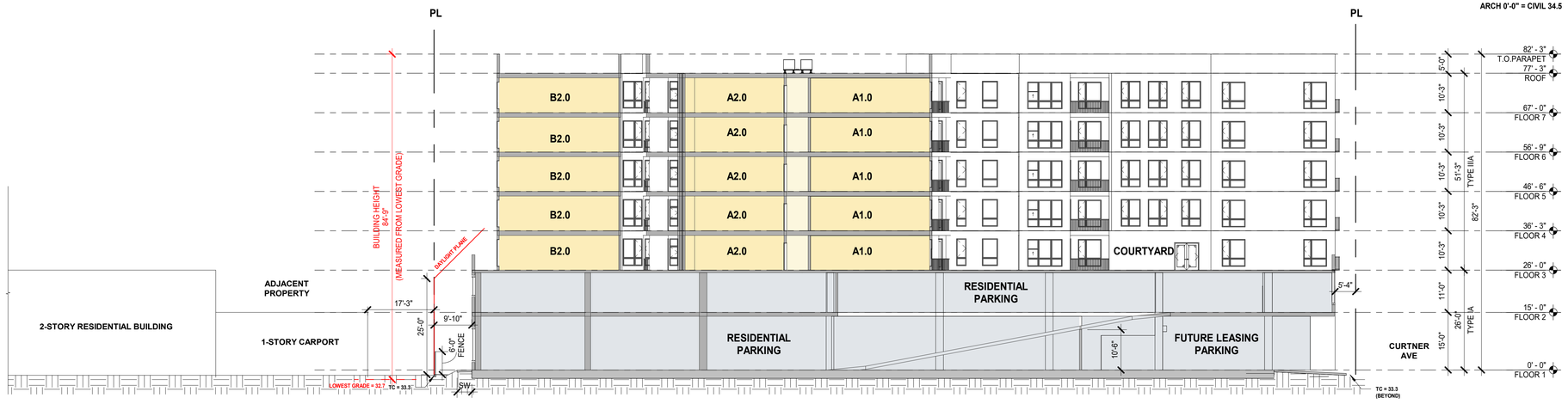
E-W SECTION THRU RAMP 3

ARCH 0'-0" = CIVIL 34.5



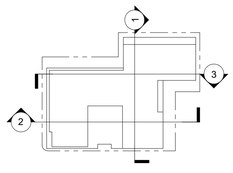
E-W SECTION 2

ARCH 0'-0" = CIVIL 34.5



N-S SECTION 1

ARCH 0'-0" = CIVIL 35.00



KEY PLAN

0' 8' 16' 32'

TRUE PROJ NORTH (GRID)

SECTIONS 1/16"=1'-0" AP3.20

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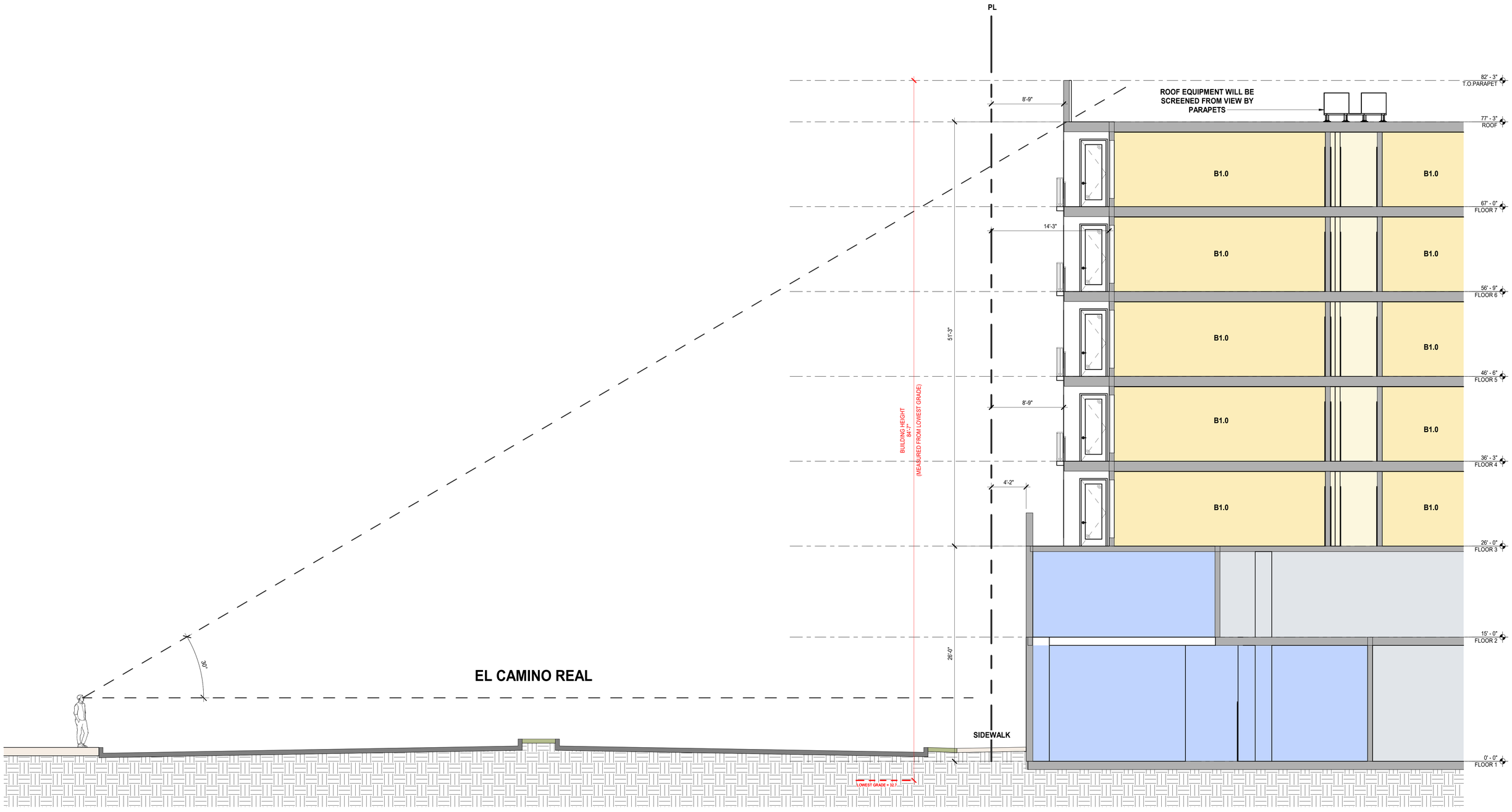

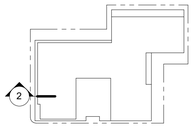

KEY PLAN

0' 8' 16' 32'

TRUE PROJ NORTH (TPN)

1/16"=1'-0"

WALL SECTION

AP3.21

SARES REGIS ARCHITECTURE

3781 EL CAMINO REAL

FEBRUARY 25TH, 2026

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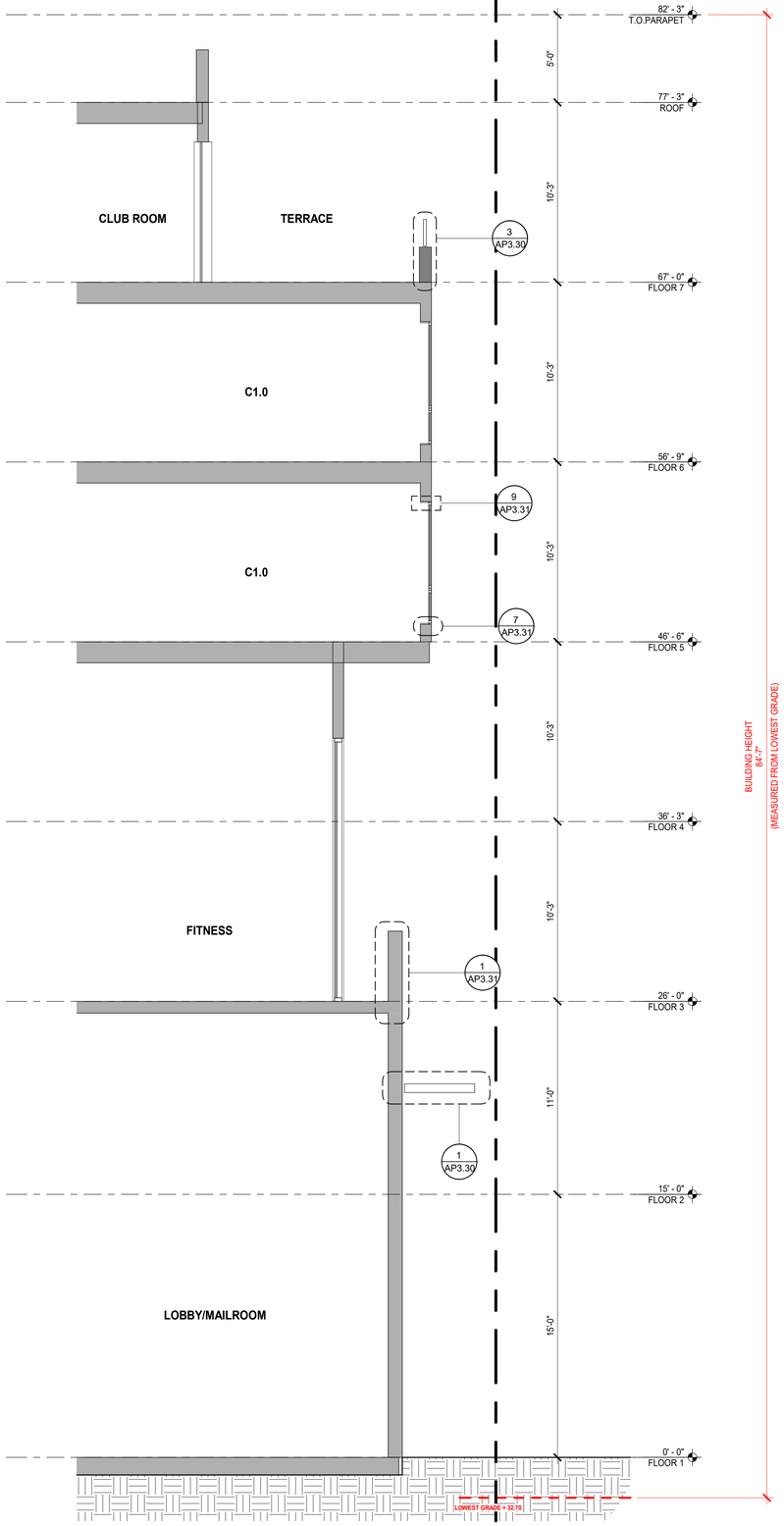

WALL SECTION 2

1/4" = 1'-0"

WALL SECTION PERSPECTIVE - CURTNER LOBBY 1

6" = 1'-0"

0' 2' 4' 8'

TRUE PROJ. NORTH (TRUE)

1/4"=1'-0"

WALL SECTION

AP3.22

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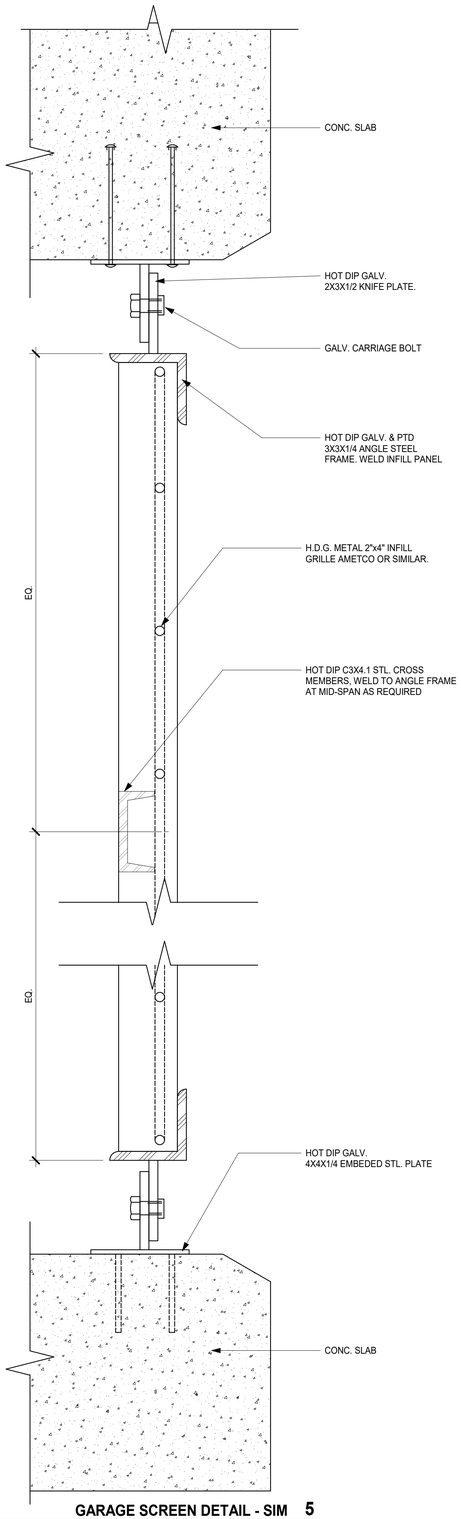
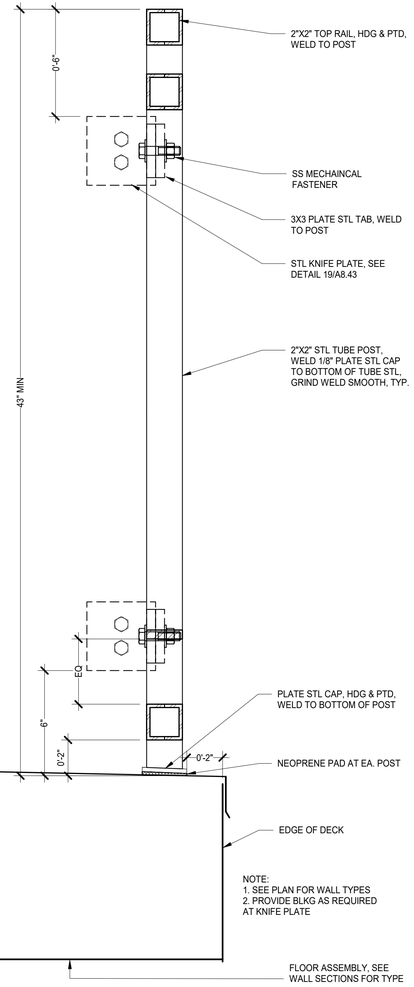


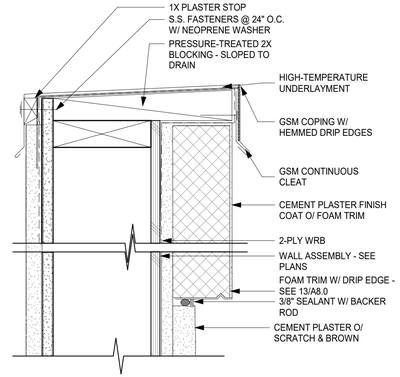
GARAGE SCREEN DETAIL - SIM 5

6" = 1'-0"



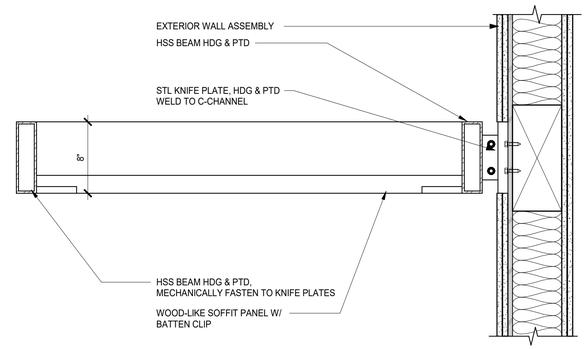
BALCONY RAILING DETAIL - SIM 3

3" = 1'-0"



PARAPET W/ TRIM DETAIL - SIM 2

3" = 1'-0"



AWNING DETAIL - SIM 1

1 1/2" = 1'-0"

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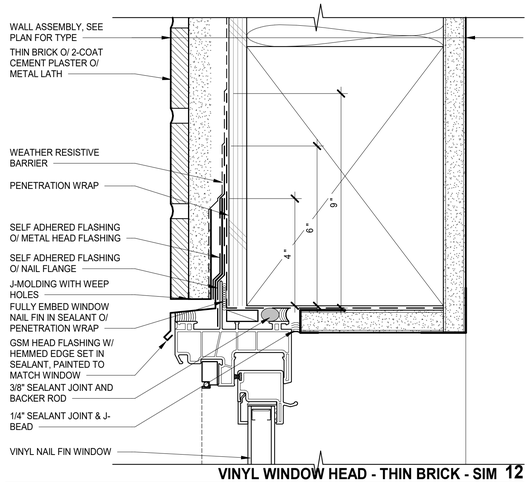
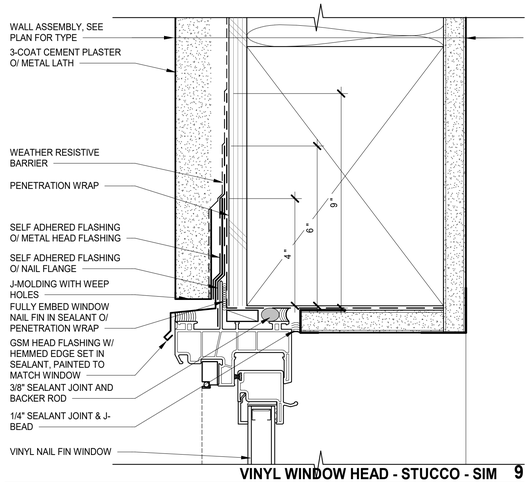


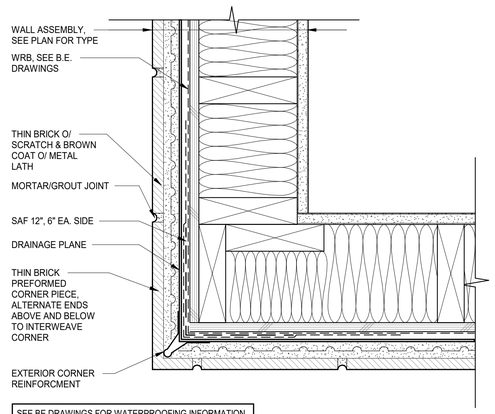
VINYL WINDOW HEAD - THIN BRICK - SIM 12

6" = 1'-0"



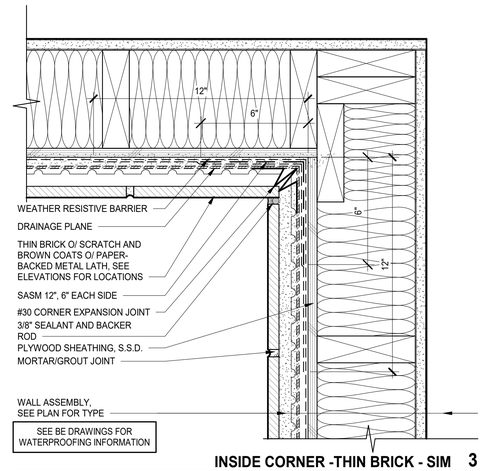
VINYL WINDOW HEAD - STUCCO - SIM 9

6" = 1'-0"



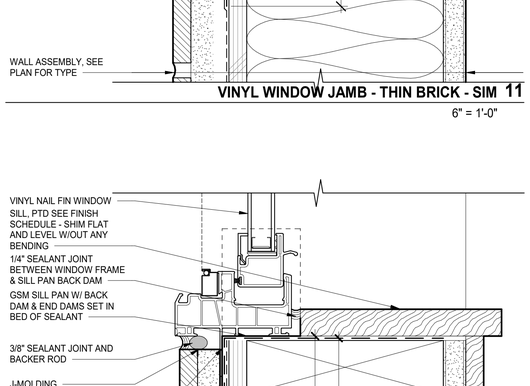
OUTSIDE CORNER - THIN BRICK -SIM 6

3" = 1'-0"



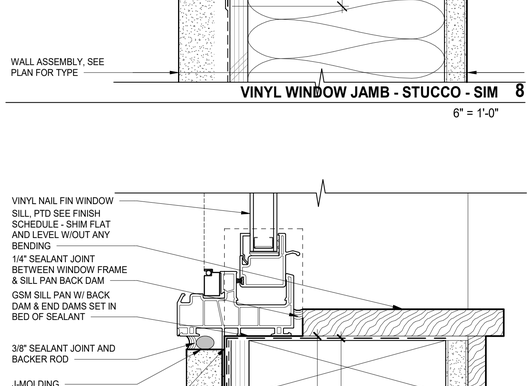
INSIDE CORNER -THIN BRICK - SIM 3

3" = 1'-0"



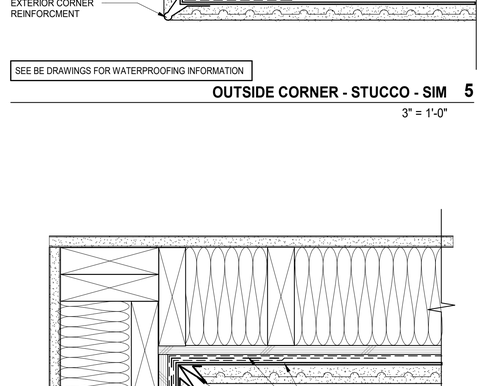
VINYL WINDOW JAMB - THIN BRICK - SIM 11

6" = 1'-0"



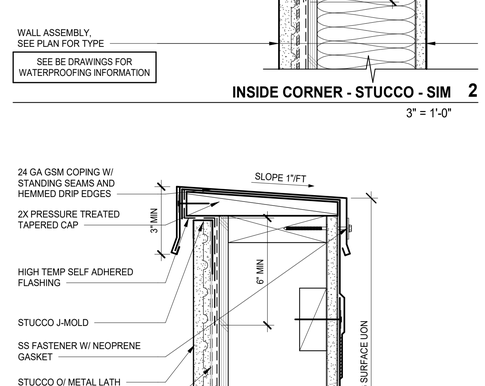
VINYL WINDOW JAMB - STUCCO - SIM 8

6" = 1'-0"



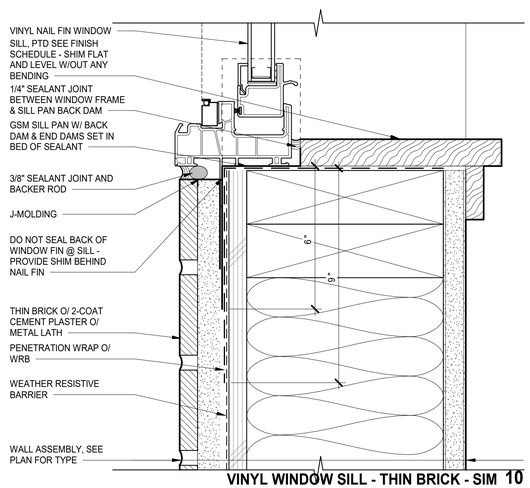
OUTSIDE CORNER - STUCCO - SIM 5

3" = 1'-0"



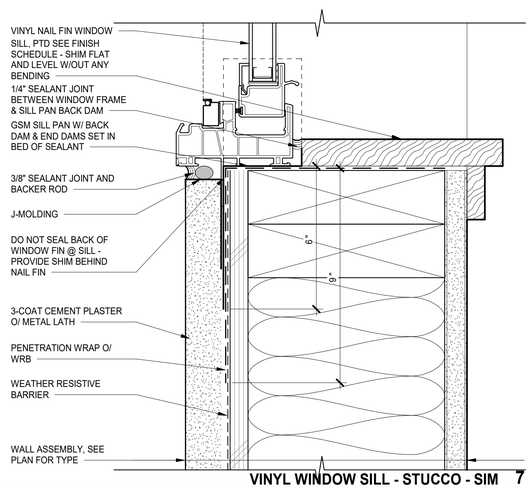
INSIDE CORNER - STUCCO - SIM 2

3" = 1'-0"



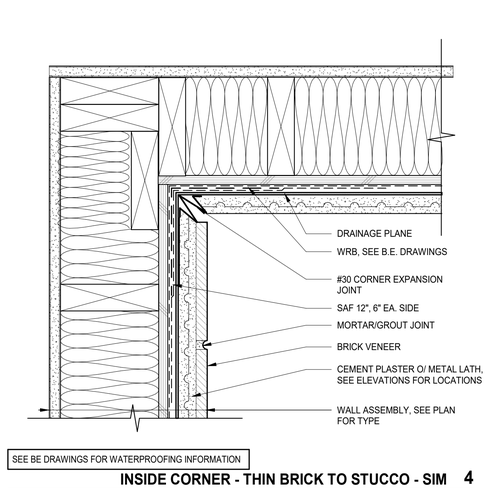
VINYL WINDOW SILL - THIN BRICK - SIM 10

6" = 1'-0"



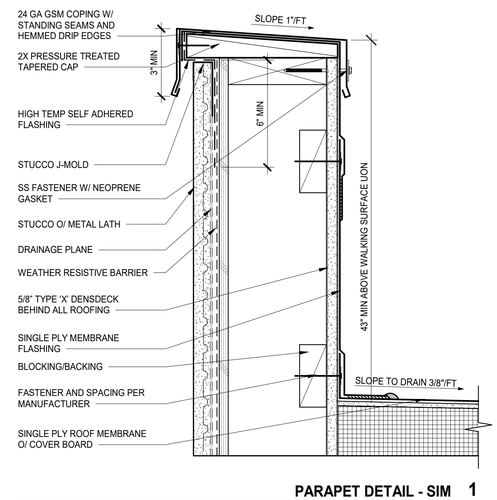
VINYL WINDOW SILL - STUCCO - SIM 7

6" = 1'-0"



INSIDE CORNER - THIN BRICK TO STUCCO - SIM 4

3" = 1'-0"



PARAPET DETAIL - SIM 1

3" = 1'-0"

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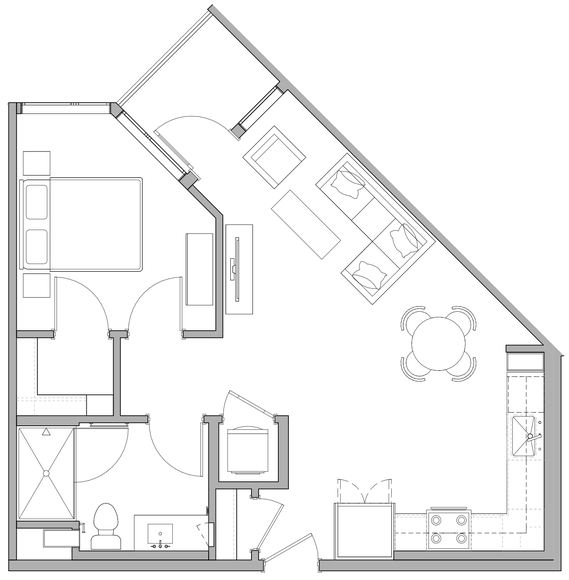
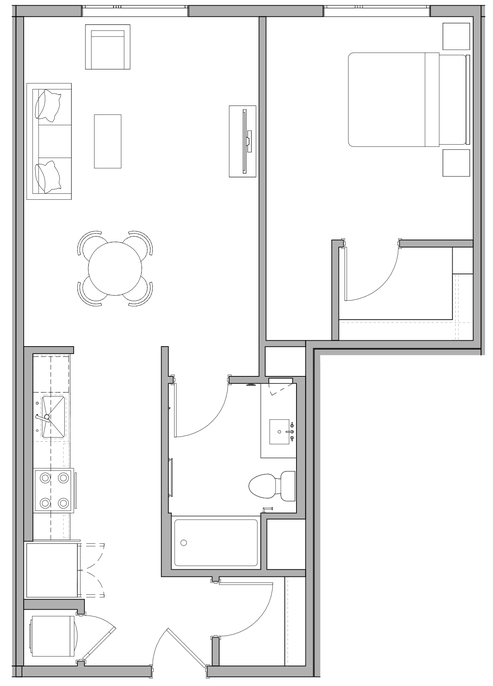


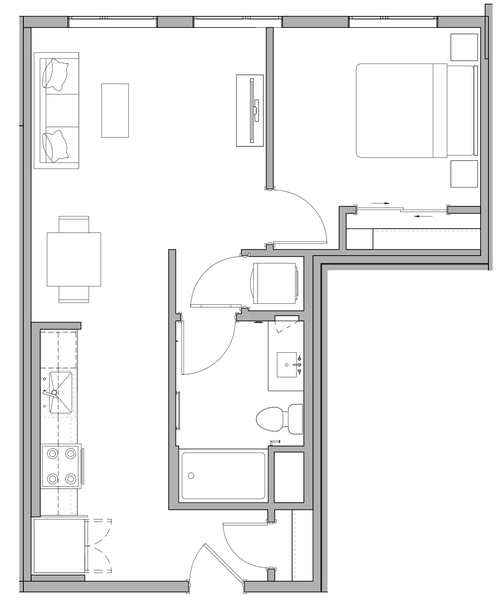
A2.0 UNIT PLAN 6

1/4" = 1'-0"



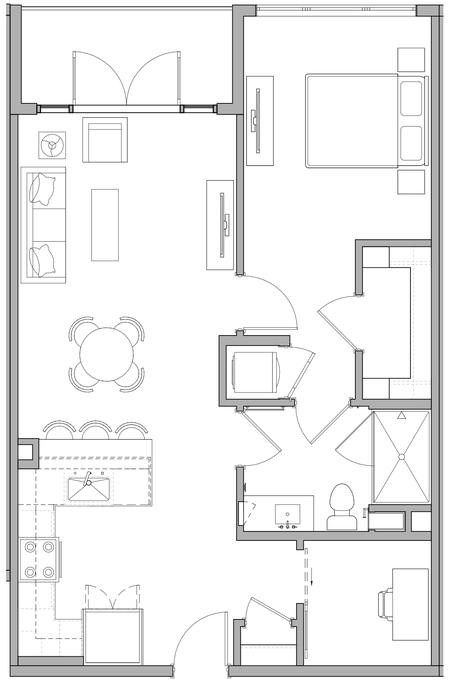
J3.0 UNIT PLAN 4

1/4" = 1'-0"



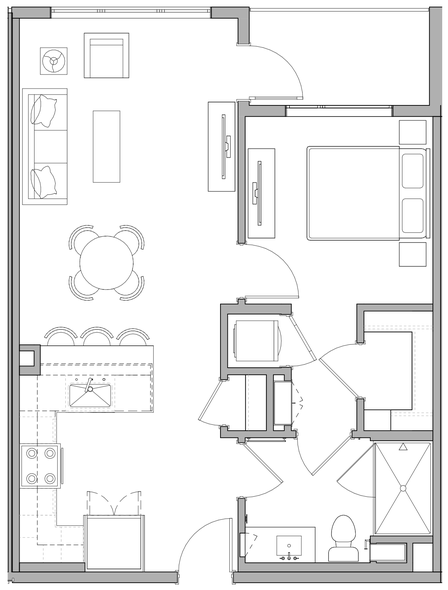
J2.0 UNIT PLAN 2

1/4" = 1'-0"



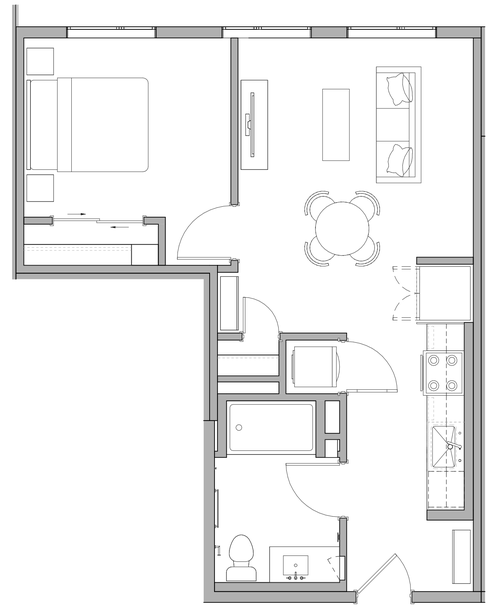
A3.0 UNIT PLAN 7

1/4" = 1'-0"



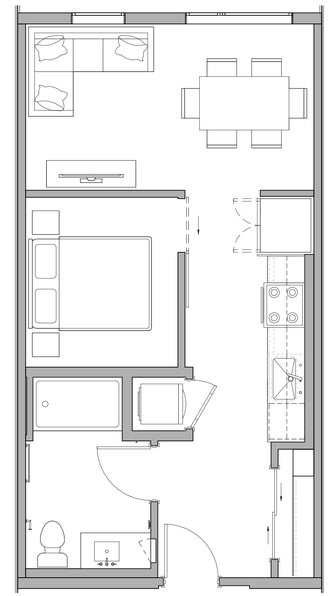
A1.0 UNIT PLAN 5

1/4" = 1'-0"



J2.1 UNIT PLAN 3

1/4" = 1'-0"



J1.0 UNIT PLAN 1

1/4" = 1'-0"

0' 2' 4' 8'

TYP UNIT PLANS 1/4"=1'-0" AP4.02

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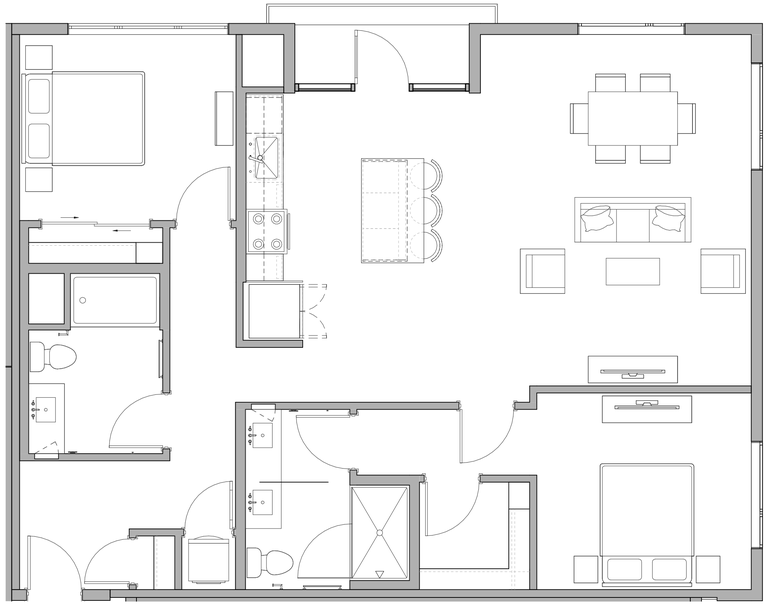
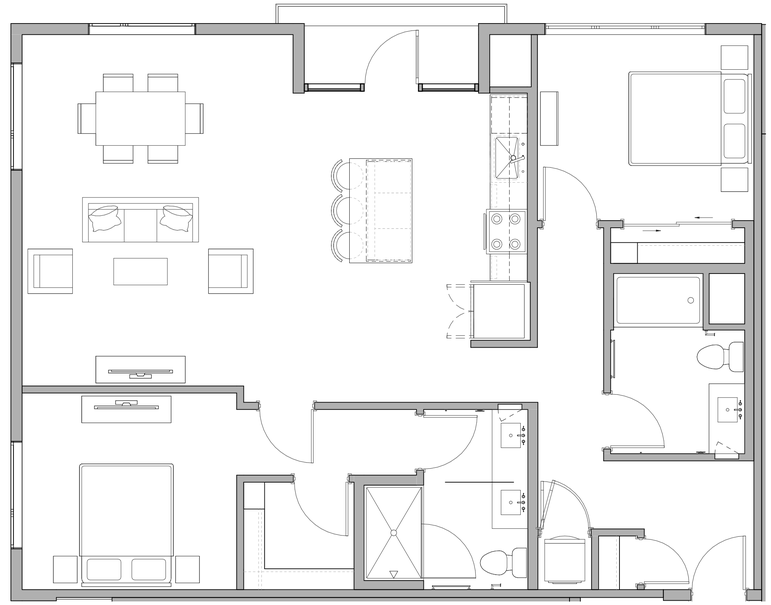


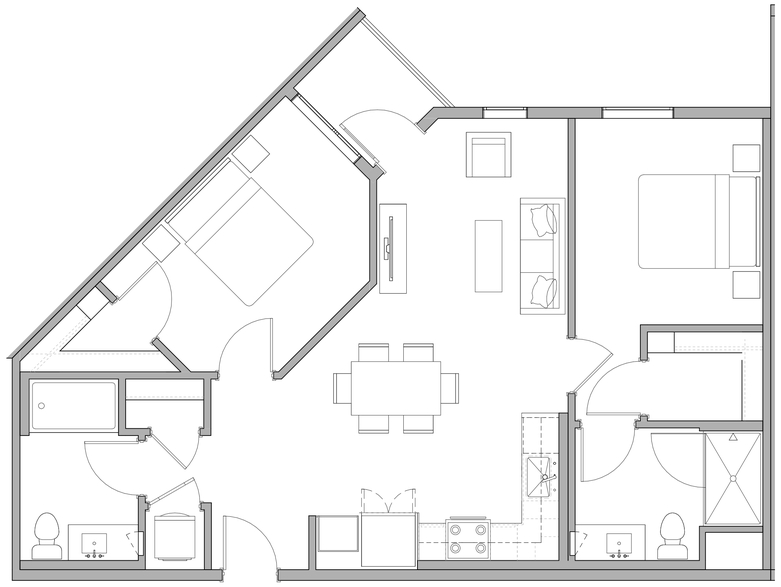
C1.0 UNIT PLAN 4

1/4" = 1'-0"



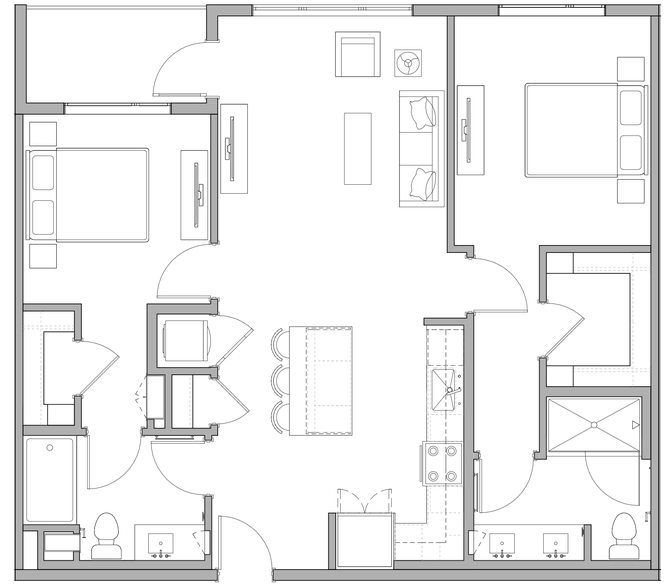
B2.0 UNIT PLAN 2

1/4" = 1'-0"



B3.0 UNIT PLAN 3

1/4" = 1'-0"



B1.0 UNIT PLAN 1

1/4" = 1'-0"

0' 2' 4' 8'

1/4"=1'-0"

TYP UNIT PLANS AP4.03

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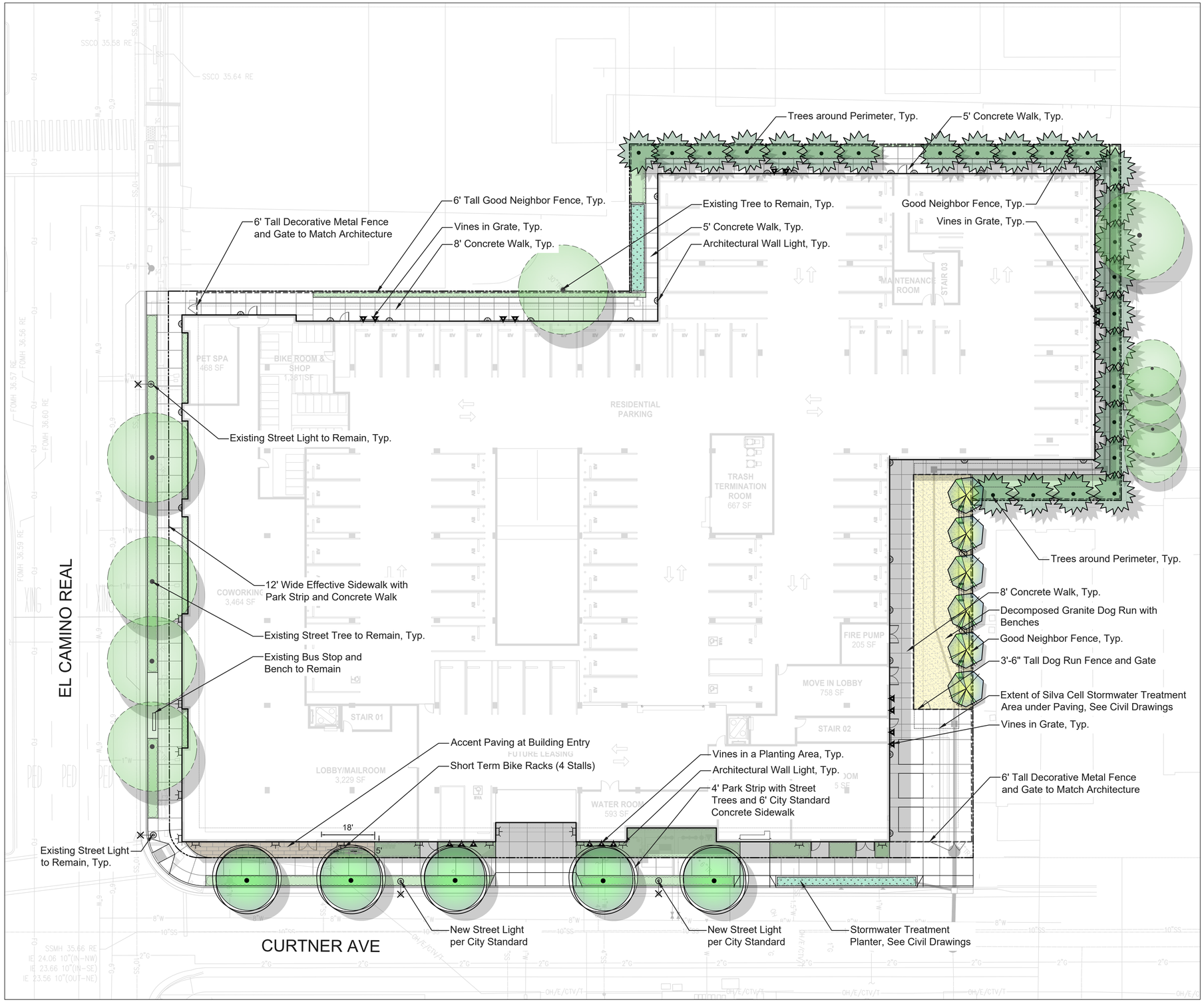

SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

TRUE PROJ NORTH/GRID

OVERALL SITE PLAN **L-1.0**

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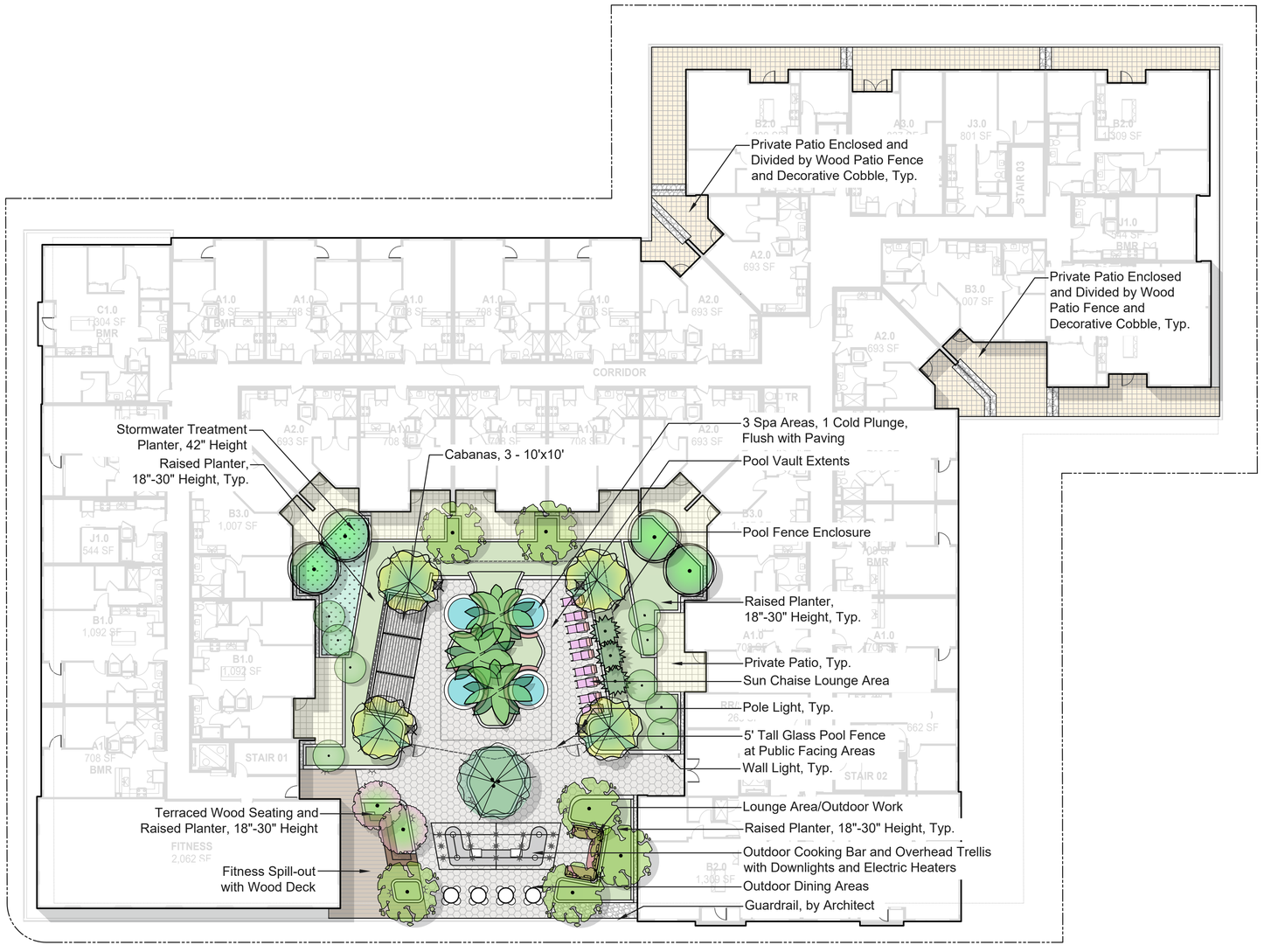
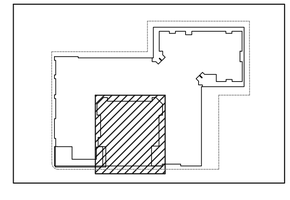


KEY PLAN



SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

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PODIUM COURTYARD PLAN **L-1.1**

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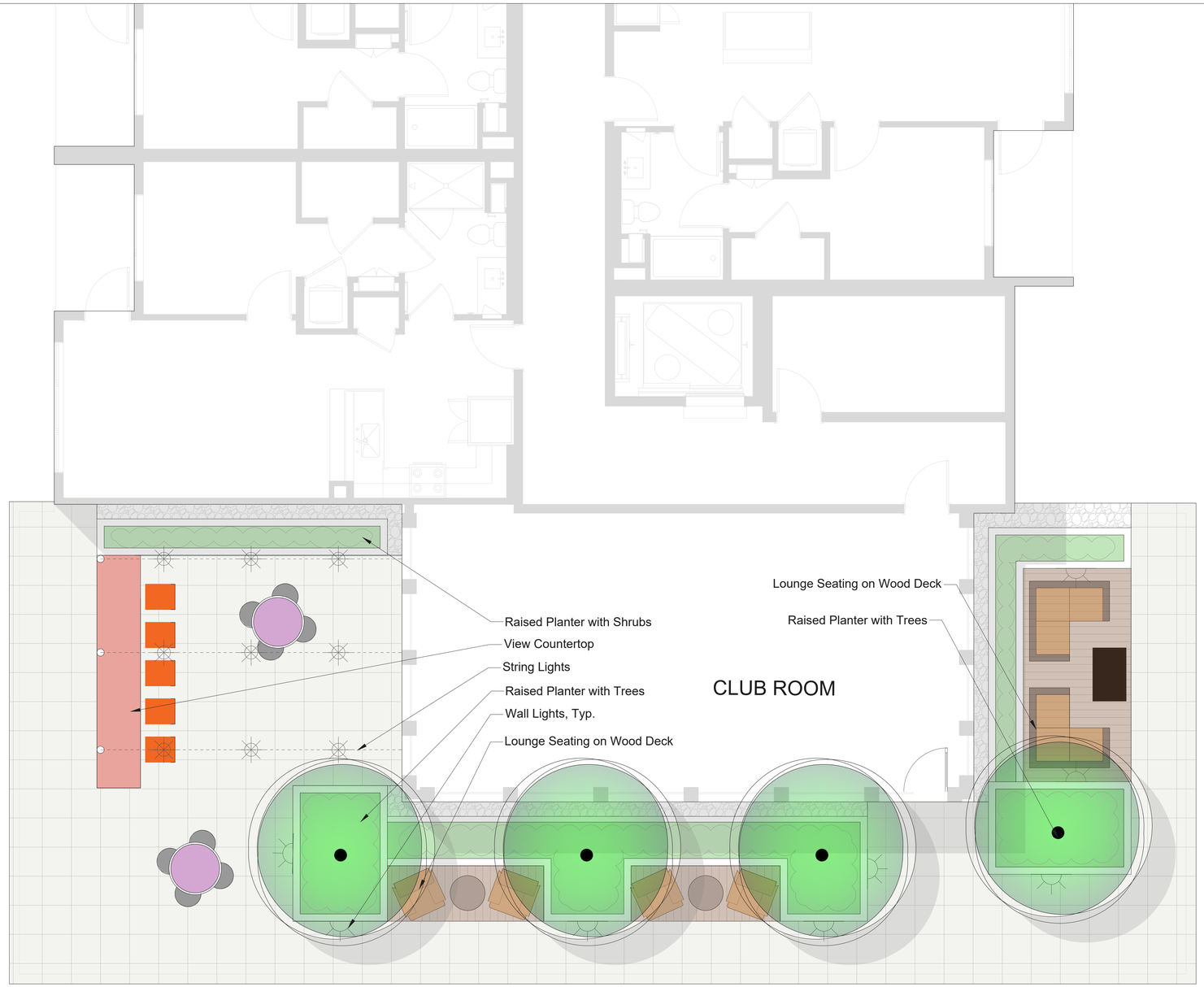
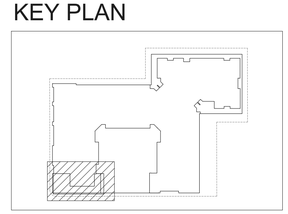


KEY PLAN



SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

TRUE PROJ NORTH/NORTH

ROOF DECK PLAN **L-1.2**

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SARES | REGIS

3781 EL CAMINO REAL - PALO ALTO

FEBRUARY 25, 2026

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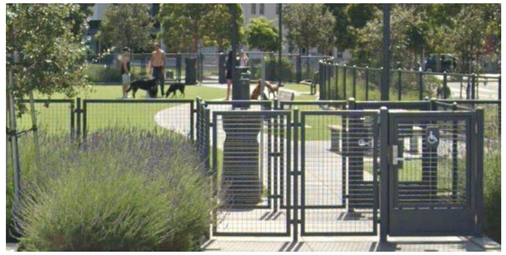
SITE

6' TALL WOOD GOOD NEIGHBOR FENCE

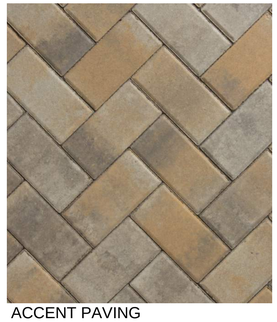
6' TALL DECORATIVE METAL FENCE AND GATE



3'-6" TALL DOG RUN FENCE AND GATE

BENCH

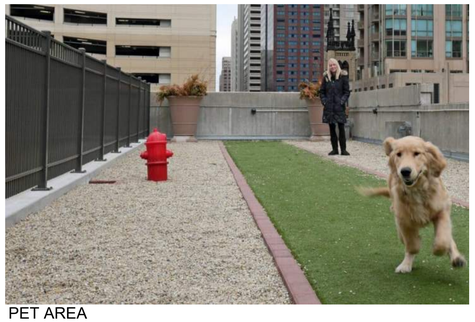
BIKE RACK



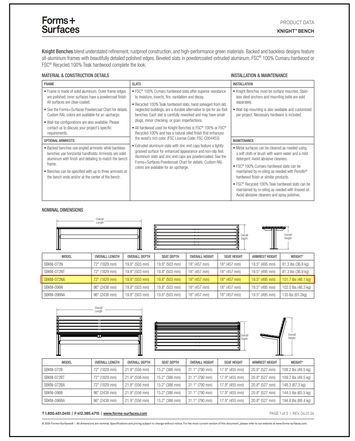
ACCENT PAVING

SCORED / COLOED CONCRETE

DECOMPOSED GRANITE



PET AREA



Forms+ Surfaces

PRODUCT DATA
KNIGHT™ BENCH

Knight Benches blend understated refinement, rustproof construction, and high-performance green materials. Backed and backless designs feature all-aluminum frames with beautifully detailed polished edges. Beveled slats in powdercoated extruded aluminum, FSC® 100% Curreri hardwood or FSC® Recycled 100% Teak hardwood complete the look.

MATERIAL & CONSTRUCTION DETAILS

FRAME
- Frame is made of solid aluminum. Cast frame edges are polished, inner surfaces have a powdercoat finish. All surfaces are clear coated.
- See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge.
- Wall-top configurations are also available. Please contact us to discuss your project's specific requirements.

OPTIONAL ARMRESTS
- Backed benches can end angled primarily white backless benches use horizontal handholds; armrests are solid aluminum with finish and detailing to match the bench's frame.
- Benches can be specified with up to three armrests at the bench ends and/or at the center of the bench.

SLATS
- FSC® 100% Curreri hardwood slats offer superior resistance to moisture, insects, fire, vandalism and decay.
- Recycled 100% Teak hardwood slats, hand salvaged from old, neglected buildings, are a durable alternative to get for ex-feel benches. Each slat is carefully reworked and may have small plugs, minor checking, or grain imperfections.
- Powdercoated aluminum slats are FSC® 100% or FSC® Recycled 100% and has a natural shed finish that enhances the wood's rich color. (FSC License Code: FSC-C004453)
- Extruded aluminum slats with zinc end caps feature a tightly grooved surface for enhanced appearance and non-slip feel. Aluminum slats and zinc end caps are powdercoated. See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge.

INSTALLATION & MAINTENANCE

INSTALLATION
- Knight Benches must be surface-mounted. Stainless steel anchors and mounting bolts are sold separately.
- Wall-top mounting is also available and customized per project. Necessary hardware is included.

MAINTENANCE
- Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.
- FSC® 100% Curreri hardwood slats can be maintained by re-oiling as needed with Penofin® hardwood finish or similar products.
- FSC® Recycled 100% Teak hardwood slats can be maintained by re-oiling as needed with Ivanhoe® Avoid abrasive cleaners and spray polishes.

NOMINAL DIMENSIONS

MODEL	OVERALL LENGTH	OVERALL DEPTH	SEAT DEPTH	OVERALL HEIGHT	SEAT HEIGHT	ARMREST HEIGHT	WEIGHT*
SBK96-0726	72" (1829) mm	18.8" (503) mm	19.8" (503) mm	32" (452) mm	18" (457) mm	18.5" (495) mm	81.3 lbs (36.9 kg)
SBK96-0726T	72" (1829) mm	18.8" (503) mm	19.8" (503) mm	32" (452) mm	18" (457) mm	18.5" (495) mm	81.3 lbs (36.9 kg)
SBK96-0726A	72" (1829) mm	18.8" (503) mm	19.8" (503) mm	32" (452) mm	18" (457) mm	18.5" (495) mm	102.1 lbs (46.3 kg)
SBK96-5896	96" (2438) mm	18.8" (503) mm	19.8" (503) mm	32" (452) mm	18" (457) mm	18.5" (495) mm	102.2 lbs (46.3 kg)
SBK96-5896A	96" (2438) mm	18.8" (503) mm	19.8" (503) mm	32" (452) mm	18" (457) mm	18.5" (495) mm	129 lbs (61.2kg)

MODEL	OVERALL LENGTH	OVERALL DEPTH	SEAT DEPTH	OVERALL HEIGHT	SEAT HEIGHT	ARMREST HEIGHT	WEIGHT*
SBK96-0729	72" (1829) mm	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.9" (455 mm)	26.8" (527 mm)	106.2 lbs (48.2 kg)
SBK96-0729T	72" (1829) mm	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.9" (455 mm)	26.8" (527 mm)	108.2 lbs (49.2 kg)
SBK96-0729A	72" (1829) mm	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.9" (455 mm)	26.8" (527 mm)	146.3 (67.1 kg)
SBK96-5900	96" (2438) mm	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.9" (455 mm)	26.8" (527 mm)	144.5 lbs (65.5 kg)
SBK96-5900A	96" (2438) mm	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.9" (455 mm)	26.8" (527 mm)	144.8 lbs (65.8 kg)

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PAGE 1 of 2 | REV: 01.29.26

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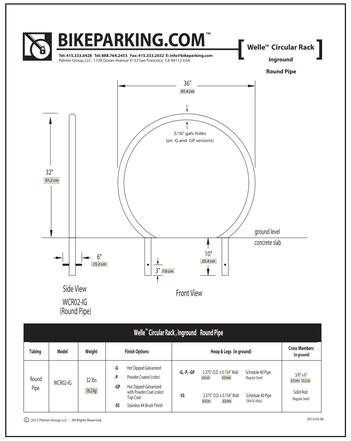

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Welle™ Circular Rack
Inground
Round Pipe

Side View
WCR02-IG
(Round Pipe)

Front View

Welle™ Circular Rack, Inground Round Pipe						
Tubing	Model	Weight	Finish Options	Hoop & Legs (in ground):		Cross Members (in ground):
Round Pipe	WCR02-IG	32 lbs (14.7 kg)	G Hot Dipped Galvanized P Powder Coated (color) GP Hot Dipped Galvanized + Powder Coated (color) Top Coat SS Stainless #4 Brush Finish	G, P, GP 33NB	2.375" O.D. x 0.154" Wall 40NB Schedule 40 Pipe (Regular Steel)	1/2" x 6" 30NB 15LNB Solid Rod (Regular Steel)
				SS 33NB	2.375" O.D. x 0.154" Wall 30NB Schedule 40 Pipe (Ant-Slip)	

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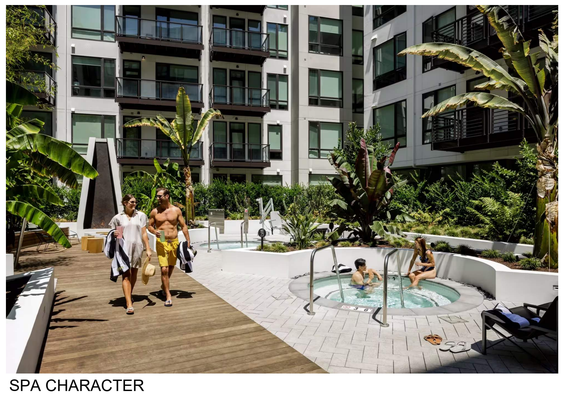
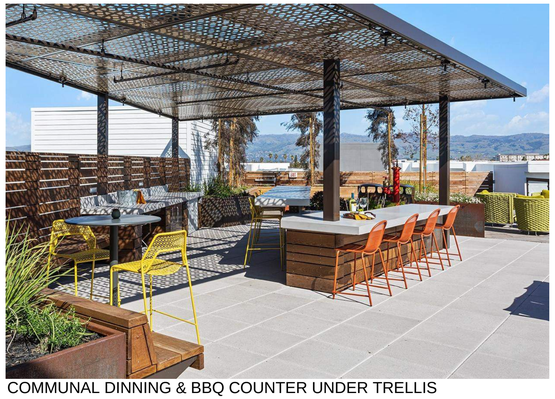
2014-03.06

PODIUM

LOUNGE SPACE WITH TV UNDER TRELLIS



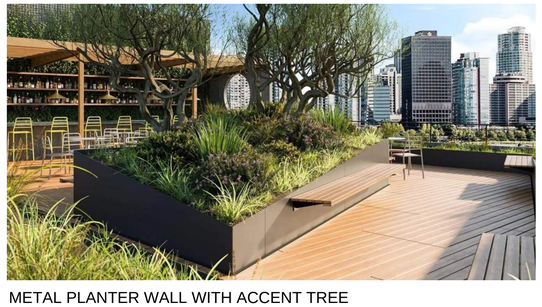
SPA CHARACTER



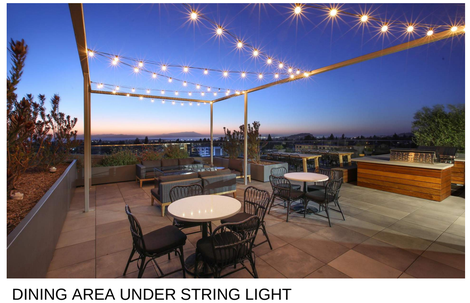
COMMUNAL DINNING & BBQ COUNTER UNDER TRELLIS

SMALL GATHERING SPACE ON WOOD DECK

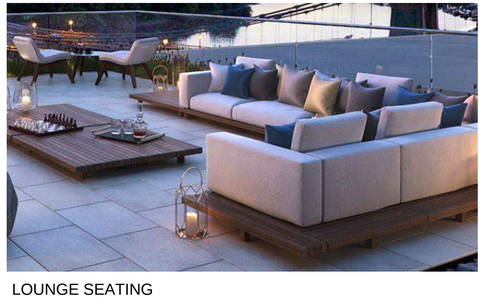
ROOF



METAL PLANTER WALL WITH ACCENT TREE



DINING AREA UNDER STRING LIGHT



LOUNGE SEATING

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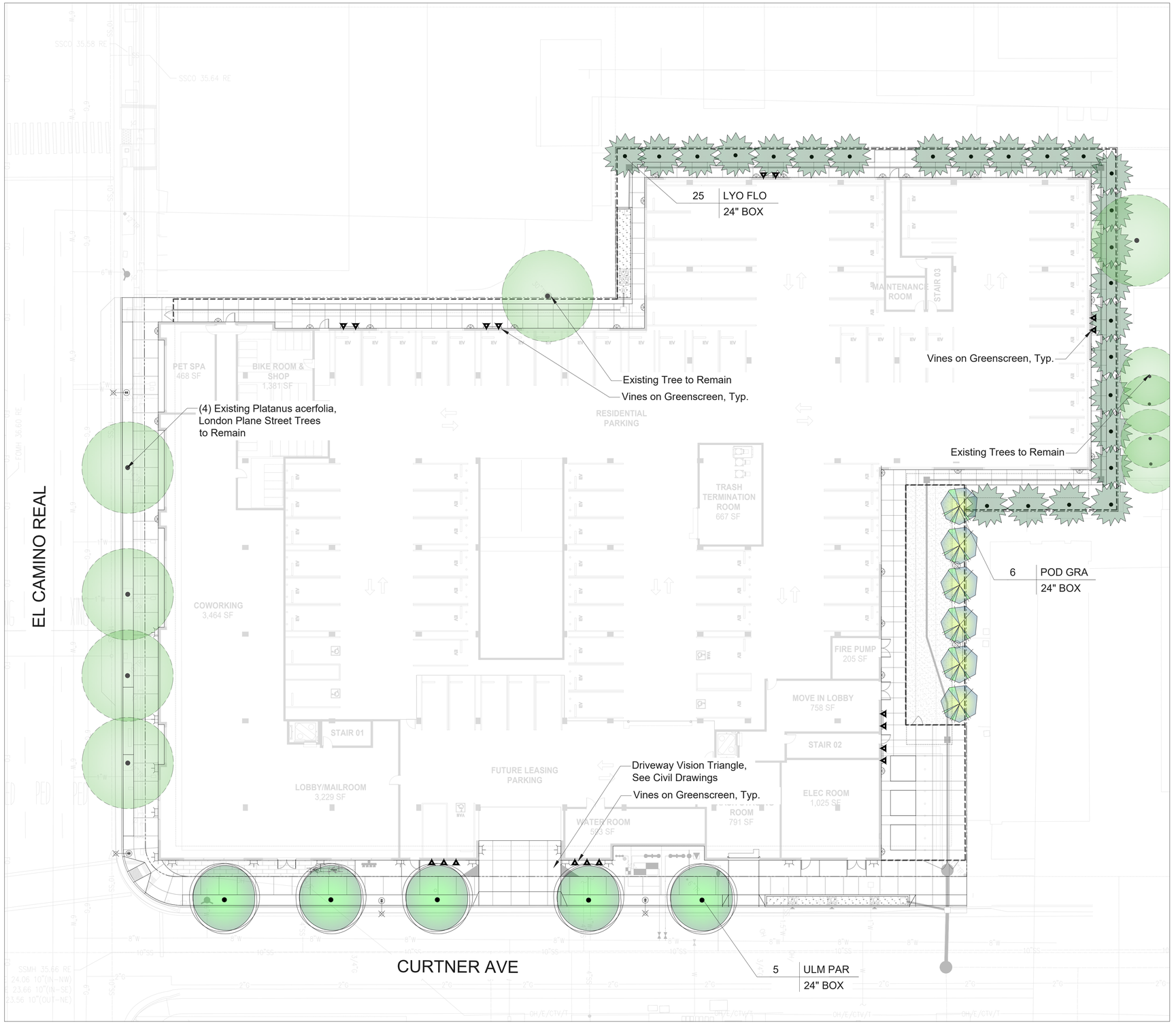

NOTE:
Traffic Safety Visibility Area: Within this area nothing shall be erected, placed, planted, or allowed to grow exceeding three feet in height, with the exception of trees with canopies no lower than seven feet.

PLANT PALETTE

TREES (SEE PLAN FOR SIZE)

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT	SIZE*	TREATMENT*	NOTES
ACE SAN	2	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	M			36" Box		
ARB MAR	8	Arbutus 'Marina'	Marina Strawberry Tree	L	*		36" Box	*Bio	
CER OCC	9	Cercis occidentalis	Western Redbud	VL	*	*	24" Box	*Bio	
LYO FLO	27	Lyonothamnus floribundus	Catalina Ironwood	L	*		24" Box		
MAG GRA	4	Magnolia grandiflora	Little Gem Magnolia	M			24" Box		
OLE EUR	4	Olea 'Swan Hill'	Swan Hill Olive	L			24" Box		
POD GRA	6	Podocarpus gracilor	Fern Pine	M			24" Box		
PHO ROE	3	Phoenix roebelenii	Pygmy Date Palm	L			24" Box		
QUE AGR	1	Quercus agrifolia	Coast Live Oak	VL	*	*	36" Box		
SYA ROM	3	Syagrus romanzoffiana	Queen Palm	L			24" Box		
ULM PARV	5	Ulmus pravifolia 'Drake'	Chinese Elm	L			24" Box		
TOTALS	72				62.5%	13.9%			

SHRUBS

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT	SIZE	TREATMENT*	SPACING*
AP		Artemisia californica	CA Artemisia	L	*	*	5 Gal		42"
AR		Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	L	*	*	5 Gal	*Bn/Up, Bio/Flow	36"
AD		Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita	L	*	*	5 Gal	*Bn/Up,Bio/Flow	48"
BS		Blechnum Spicant	Deer Fern	M	*		1 Gal		24"
CC		Carpenteria californica	Bush Anemone	M	*		5 Gal		
CD		Ceanothus thyrsiflorus	Blue Blossom CA Lilac	L	*	*	5 Gal		48"
CA		Cercocarpus betuloides	Mountain Mahogany	L	*	*	5 Gal		
CO		Cory\us cornuta california	California Hazel	L	*	*	15 Gal		
DV		Dodonaea viscosa 'purpurea'	Purple Hopseed Bush	L			5 Gal		
EF		Eriogonum fasciculatum	California Buckwheat	L	*	*	1 Gal		
EG		Eriogonum grande 'rubescens'	Red Buckwheat	L	*	*	1 Gal	*Bn/Up,Bio/Flow/Well	
FC		Fremontodendron c. 'San Gabriel'	Flannel Bush	VL	*	*	5 Gal		72"
HT		Heteromeles arbutifolia	Toyon	L	*	*	5 Gal	*Bn/Up,Bio/Flow	48"
LA		Malva assurgentiflora	Malva Rosa	L	*	*	5 Gal		48"
LC		Loropetalum chinenese	Purple Loropetalum	L	*		6 Gal		
MA		Mahonia aquifolium	Oregon Grape	L	*		5 Gal	*Bn/Up,Bio/Flow	48"
MC		Morella (Myrica) californica	Pacific Wax Myrtle	M	*	*	15 Gal		
PM		Polystichum munitum	Western Sword Fern	M	*	*	5 Gal		30"
RC		Rhamnus californica 'Eve Case'	California Coffeeberry	L	*	*	5 Gal	*Up,Bio/Flow	42"
RL		Rhus integrifolia	Lemonade Berry	L	*	*	5 Gal		36"
RS		Ribes sanguineum	Red-Flowering Currant	L	*	*	5 Gal	*Bn/Up,Bio/Flow	
RV		Ribes viburnifolium	Evergreen Currant	L	*	*	5 Gal		48"
SC		Salvia c. 'Winnifred Gilman'	Cleveland Sage	L	*	*	5 Gal		36"
SA		Salvia apiana	White Sage	VL	*	*	5 Gal		36"
TF		Teucrium fruticans	Bush germander	L			6 Gal		36"
WF		Woodwardia fimbriata	Giant Chain Fern	M	*		5 Gal		36"
TOTALS					92.3%	73.1%			

GRASSES, RUSHES AND SEDGES

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT	SIZE	TREATMENT*	SPACING*
CF		Calamagrostis foliosa	Mendocino Reed Grass	M	*	*	5 Gal	*Up, Bio/Flow	18"
CP		Carex praegracilis	Clustered Field Sedge	M	*	*	1 Gal		12"
CR		Carex tumulicola	Berkeley Sedge	L	*	*	1 Gal		18"
CT		Chondropetalum tectorum	Cape Rush	L			5 Gal	*Ba/Bn/Up, Bio/Flow	30"
JP		Juncus patens 'Elk Blue'	California Gray Rush	L	*	*	5 Gal	*Ba/Bn/Up, Bio/Flow	24"
LC		Leymus c. 'Canyon Prince'	Canyon Prince Wild Rye	L	*		5 Gal		30"
LL		Lomandra c. 'Lime Tuff'	Dwarf Mat Rush	L			5 Gal		30"
LL		Lomandra c. 'Lime Tight'	Dwarf Mat Rush	L			5 Gal		18"
MR		Muhlenbergia rigens	Deer Grass	L	*	*	5 Gal	*Bn/Up, Bio/Flow	42"
NM	SOD	Festuca r. 'No-Mow'	No-Mow Fescue	L	*	*	Sod	*Bio/Flow, Roof/Pav	N/A
TOTALS					70.0%	60.0%			

PERENNIALS

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT	SIZE	TREATMENT*	SPACING*
AM		Achillea m.	Common Yarrow	L	*	*	1 Gal	*Bn/Up,Bio/Flow/Well	24"
AT		Agave attenuata	Foxtail Agave	L	*		15 Gal		42"
AC		Asclepias californica	California Milkweed	L	*	*	1 Gal		
BP		Baccharis pilularis	Coyote Bush	L	*	*	5 Gal	*Bn/Up, Bio/Flow	
DU		Dudleya brittonii	Giant Chalk Dudleya	L	*		1 Gal		12"
EC		Epilobium canum	California Fuchsia	L	*	*	5 Gal	*Bn/Up, Bio/Flow	24"
HM		Heuchera maxima	Island alumroot	M	*	*	4 Inch	*Bn/Up, Bio/Flow	
LE		Leucadendron 'Ebony'	Black coneflower	L			5 Gal		
LS		Leucadendron 'Safari Sunset'	Cone Flower	L			5 Gal		
MJ		Mimulus a. 'Jelly Bean Orange'	Orange Monkey Flower	L	*	*	1 Gal	*Bn/Up, Bio/Flow	18"
PH		Penstemon h. 'Margarita Bop'	Blue Bedder Penstemon	L	*	*	1 Gal	*Bn/Up, Bio/Flow/Well	24"
PF		Phlomis Fruticosa	Jerusalem Sage				1 Gal		
TOTALS					75.0%	58.3%			

GROUNDCOVERS

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT	SIZE	TREATMENT*	SPACING*
AU		Arctostaphylos u.'Point Reyes'	Bearberry	L	*	*	5 Gal	*Bn/Up, Bio/Flow	36"
AC		Asarum caudatum	Wild Ginger	M	*		1 Gal		18"
CC		Ceanothus g. horizontalis	Carmel Creeper	L	*		5 Gal		36"
EK		Erigeron karvinskianus	Santa Barbara Daisy	L	*	*	1 Gal	*Bn/Up, Bio/Flow	30"
FV		Fragaria vesca	Woodland Strawberry		*	*	4 Inch		
LF		Lessingia filaginifolia	Silver Carpet Aster		*		5 Inch		
SS		Salvia sonomensis	Sonoma Sage		*	*	6 Inch	*Bn/Up, Bio/Flow, Roof	
TOTALS					100.0%	57.1%			

VINES

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT	SIZE	TREATMENT*	SPACING*
MU		Macfadyena unguis-cati	Cat's Claw	M			5 gal		24"
TOTALS					0.0%	0.0%			

NOTES

*HABITAT** Integrating Nature into the Urban Landscape Design Guide Feb. 2018 H.T Harvey & Assc. Ecological Consultants
TREATMENT - Tree/Shrub can be used in Stormwater Treatment Areas per SCVURPPP Appendix D*
SCVURPP Area Designations: Tree/Shrubs - Bio=Biorention Planter, Flow=Flow-Through Planter, Well=Tree Well Filter
SCVURPP Area Designations: Shrubs Bioswale Locations - Ba=Basins, Bn=Banks; Up=Upland Spacing - On Center*

NOTE: The above plants have been selected as being representative of the overall planting design intent. This plant palette is suggested for use, but does not preclude use of other appropriate plant material. Water-conserving plants, high-habitat plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project.

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SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

TRUE PROJ NORTH/NORTH

GROUND FLOOR PLANTING PLAN L-2.1

THE Guzzardo Partnership, INC.
Landscape Architects/ Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgpi-inc.com

SARES REGIS

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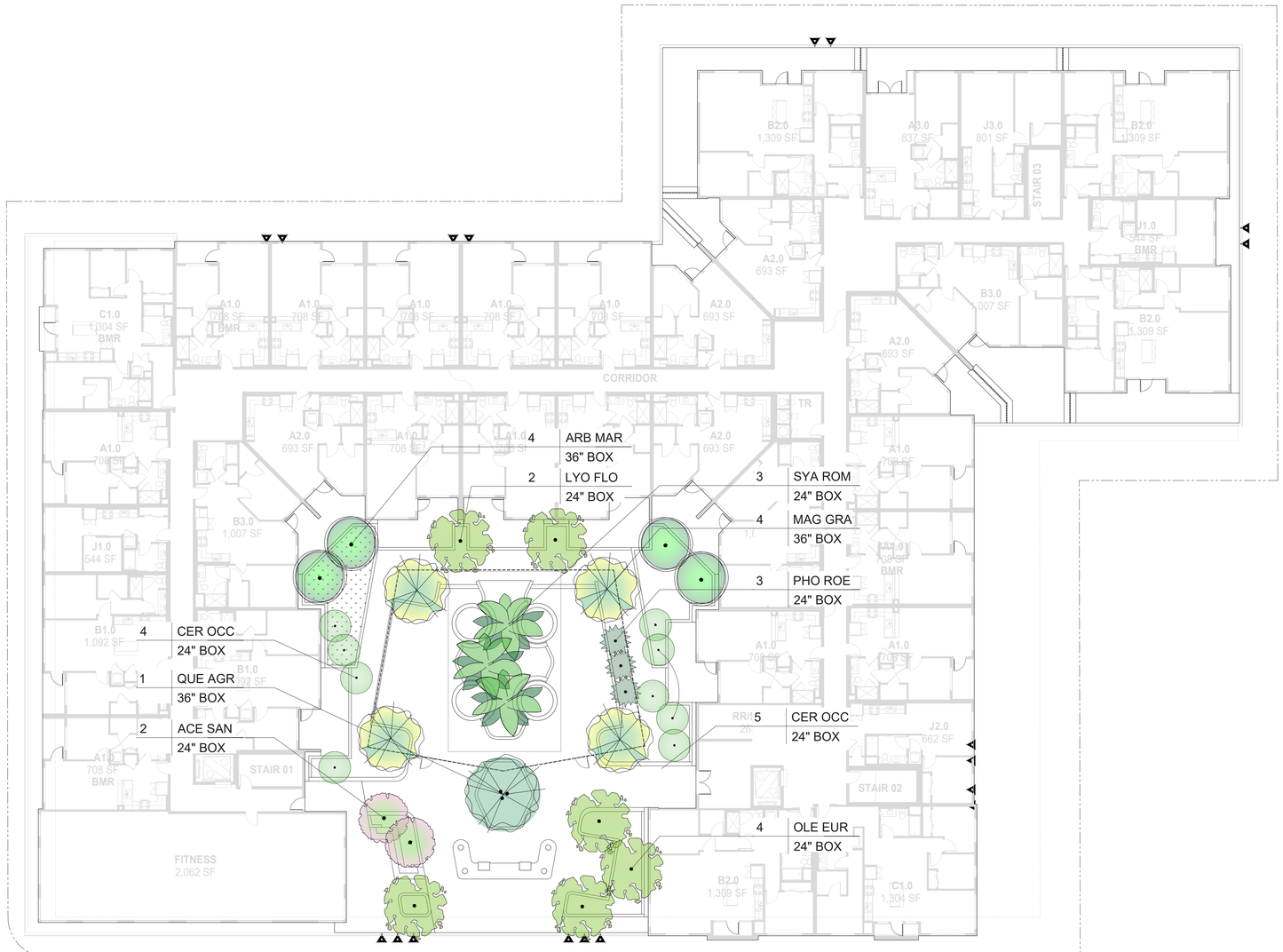
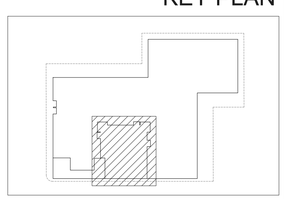


KEY PLAN



PLANT PALETTE

TREES (SEE PLAN FOR SIZE)

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT	SIZE*	TREATMENT*	NOTES
ACE SAN	2	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	M			36" Box		
ARB MAR	8	Arbutus 'Marina'	Marina Strawberry Tree	L	*		36" Box	*Bio	
CER OCC	9	Cercis occidentalis	Western Redbud	VL	*	*	24" Box	*Bio	
LYO FLO	27	Lyonothamnus floribundus	Catalina Ironwood	L	*		24" Box		
MAG GRA	4	Magnolia grandiflora	Little Gem Magnolia	M			24" Box		
OLE EUR	4	Olea 'Swan Hill'	Swan Hill Olive	L			24" Box		
POD GRA	6	Podocarpus gracilor	Fern Pine	M			24" Box		
PHO ROE	3	Phoenix roebelenii	Pygmy Date Palm	L			24" Box		
QUE AGR	1	Quercus agrifolia	Coast Live Oak	VL	*	*	36" Box		
SYA ROM	3	Syagrus romanzoffiana	Queen Palm	L			24" Box		
ULM PARV	5	Ulmus pravifolia 'Drake'	Chinese Elm	L			24" Box		
TOTALS	**72**				62.5%	13.9%			

SHRUBS

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT	SIZE	TREATMENT*	SPACING*
AP		Artemisia californica	CA Artemisia	L	*	*	5 Gal		42"
AR		Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	L	*	*	5 Gal	*Bn/Up, Bio/Flow	36"
AD		Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita	L	*	*	5 Gal	*Bn/Up,Bio/Flow	48"
BS		Blechnum Spicant	Deer Fern	M	*		1 Gal		24"
CC		Carpenteria californica	Bush Anemone	M	*		5 Gal		
CD		Ceanothus thyrsiflorus	Blue Blossom CA Lilac	L	*	*	5 Gal		48"
CA		Cercocarpus betuloides	Mountain Mahogany	L	*	*	5 Gal		
CO		Corylus cornuta california	California Hazel	L	*	*	15 Gal		
DV		Dodonaea viscosa 'purpurea'	Purple Hopseed Bush	L			5 Gal		
EF		Eriogonum fasciculatum	California Buckwheat	L	*	*	1 Gal		
EG		Eriogonum grande 'rubescens'	Red Buckwheat	L	*	*	1 Gal	*Bn/Up,Bio/Flow/Well	
FC		Fremontodendron c. 'San Gabriel'	Flannel Bush	VL	*	*	5 Gal		72"
HT		Heteromeles arbutifolia	Toyon	L	*	*	5 Gal	*Bn/Up,Bio/Flow	48"
LA		Malva assurgentiflora	Malva Rosa	L	*	*	5 Gal		48"
LC		Loropetalum chinenese	Purple Loropetalum	L	*		6 Gal		
MA		Mahonia aquifolium	Oregon Grape	L	*		5 Gal	*Bn/Up,Bio/Flow	48"
MC		Morella (Myrica) californica	Pacific Wax Myrtle	M	*	*	15 Gal		
PM		Polystichum munitum	Western Sword Fern	M	*	*	5 Gal		30"
RC		Rhamnus californica 'Eve Case'	California Coffeeberry	L	*	*	5 Gal	*Up,Bio/Flow	42"
RL		Rhus integrifolia	Lemonade Berry	L	*	*	5 Gal		36"
RS		Ribes sanguineum	Red-Flowering Currant	L	*	*	5 Gal	*Bn/Up,Bio/Flow	
RV		Ribes viburnifolium	Evergreen Currant	L	*	*	5 Gal		48"
SC		Salvia c. 'Winnifred Gilman'	Cleveland Sage	L	*	*	5 Gal		36"
SA		Salvia apiana	White Sage	VL	*	*	5 Gal		36"
TF		Teucrium fruticans	Bush germander	L			6 Gal		36"
WF		Woodwardia fimbriata	Giant Chain Fern	M	*		5 Gal		36"
TOTALS					92.3%	73.1%			

GRASSES, RUSHES AND SEDGES

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT	SIZE	TREATMENT*	SPACING*
CF		Calamagrostis foliosa	Mendocino Reed Grass	M	*	*	5 Gal	*Up, Bio/Flow	18"
CP		Carex praegracilis	Clustered Field Sedge	M	*	*	1 Gal		12"
CR		Carex tumulicola	Berkeley Sedge	L	*	*	1 Gal		18"
CT		Chondropetalum tectorum	Cape Rush	L			5 Gal	*Ba/Bn/Up, Bio/Flow	30"
JP		Juncus patens 'Elk Blue'	California Gray Rush	L	*	*	5 Gal	*Ba/Bn/Up, Bio/Flow	24"
LC		Leymus c. 'Canyon Prince'	Canyon Prince Wild Rye	L	*		5 Gal		30"
LL		Lomandra c. 'Lime Tuff'	Dwarf Mat Rush	L			5 Gal		30"
LL		Lomandra c. 'Lime Tight'	Dwarf Mat Rush	L			5 Gal		18"
MR		Muhlenbergia rigens	Deer Grass	L	*	*	5 Gal	*Bn/Up, Bio/Flow	42"
NM	SOD	Festuca r. 'No-Mow'	No-Mow Fescue	L	*	*	Sod	*Bio/Flow, Roof/Pav	N/A
TOTALS					70.0%	60.0%			

PERENNIALS

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT	SIZE	TREATMENT*	SPACING*
AM		Achillea m.	Common Yarrow	L	*	*	1 Gal	*Bn/Up,Bio/Flow/Well	24"
AT		Agave attenuata	Foxtail Agave	L	*		15 Gal		42"
AC		Asclepias californica	California Milkweed	L	*	*	1 Gal		
BP		Baccharis pilularis	Coyote Bush	L	*	*	5 Gal	*Bn/Up, Bio/Flow	
DU		Dudleya brittonii	Giant Chalk Dudleya	L	*		1 Gal		12"
EC		Epilobium canum	California Fuchsia	L	*	*	5 Gal	*Bn/Up, Bio/Flow	24"
HM		Heuchera maxima	Island alumroot	M	*	*	4 Inch	*Bn/Up, Bio/Flow	
LE		Leucadendron 'Ebony'	Black coneflower	L			5 Gal		
LS		Leucadendron 'Safari Sunset'	Cone Flower	L			5 Gal		
MJ		Mimulus a. 'Jelly Bean Orange'	Orange Monkey Flower	L	*	*	1 Gal	*Bn/Up, Bio/Flow	18"
PH		Penstemon h. 'Margarita Bop'	Blue Bedder Penstemon	L	*	*	1 Gal	*Bn/Up, Bio/Flow/Well	24"
PF		Phlomis Fruticosa	Jerusalem Sage				1 Gal		
TOTALS					75.0%	58.3%			

GROUNDCOVERS

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT	SIZE	TREATMENT*	SPACING*
AU		Arctostaphylos u.'Point Reyes'	Bearberry	L	*	*	5 Gal	*Bn/Up, Bio/Flow	36"
AC		Asarum caudatum	Wild Ginger	M	*		1 Gal		18"
CC		Ceanothus g. horizontalis	Carmel Creeper	L	*		5 Gal		36"
EK		Erigeron karvinskianus	Santa Barbara Daisy	L	*	*	1 Gal	*Bn/Up, Bio/Flow	30"
FV		Fragaria vesca	Woodland Strawberry		*	*	4 Inch		
LF		Lessingia filaginifolia	Silver Carpet Aster		*		5 Inch		
SS		Salvia sonomensis	Sonoma Sage		*	*	6 Inch	*Bn/Up, Bio/Flow, Roof	
TOTALS					100.0%	57.1%			

VINES

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT	SIZE	TREATMENT*	SPACING*
MU		Macfadyena unguis-cati	Cat's Claw	M			5 gal		24"
TOTALS					0.0%	0.0%			

NOTES

*HABITAT** Integrating Nature into the Urban Landscape Design Guide Feb. 2018 H.T Harvey & Assc. Ecological Consultants
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TRUE PROJ. NORTH

PODIUM COURTYARD PLANTING PLAN L-2.2

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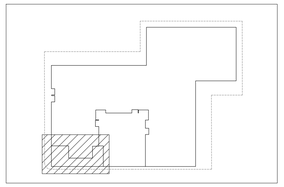

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SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

TRUE PROJ. NORTH

ROOF DECK PLANTING PLAN

L-2.3

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SARES REGIS

3781 EL CAMINO REAL - PALO ALTO

FEBRUARY 25, 2026

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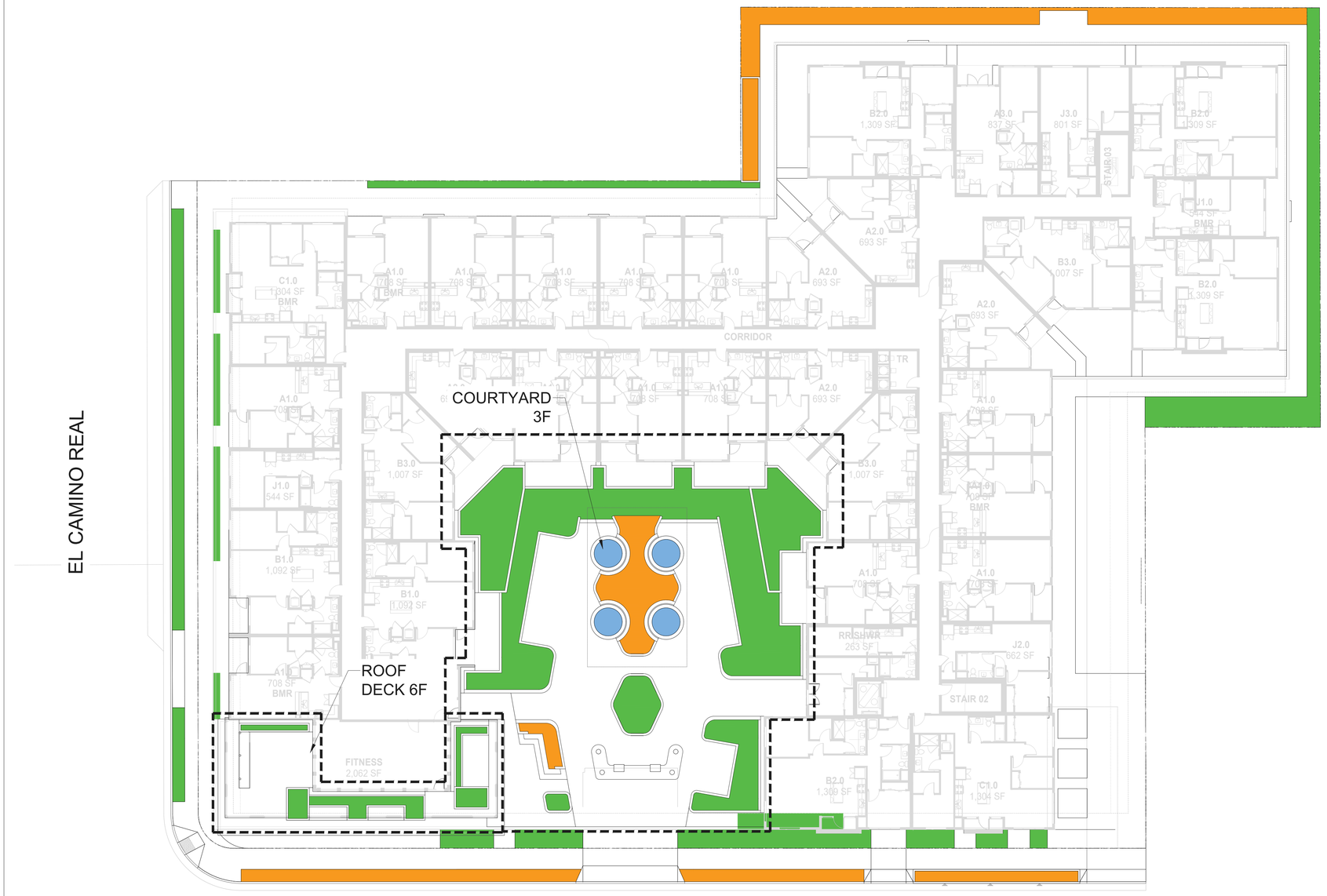


WATER USE LEGEND

	WUCOLS Low	5,721 sq ft
	WUCOLS Moderate	2,065 sq ft
	WUCOLS High	0 sq ft
	Water Features	201 sq ft
	Special Landscape Area	0

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 43.1 City of Palo Alto

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water-Use Plants	**0.30**	**Drip**	**0.81**	**0.37**	**5,721**	**2,117**	**56,564**
Moderate Water- Use Plants	**0.50**	**Drip**	**0.81**	**0.62**	**2,065**	**1,280**	**34,212**
					(A)	**(B)**	
				Totals	7,786	3,397	**90,777**
Special Landscape Areas							
Water Feature					**201**		
					(C)	**(D)**	
				Totals	**0**	**0**	
						ETWU Total	**90,777**
				Maximum Allowed Water Allowance (MAWA)[e]			**93,626**

[a] Hydrozone #/Planting Description
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] Irrigation Method
overhead spray
or drip

[c] Irrigation Efficiency
0.75 for spray head
0.81 for drip

[d] ETWU* (Annual Gallons Required) = *Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year.

[e] MAWA (Annual Gallons Allowed) = *(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Regular Landscape Areas

Total ETAF x Area (B)	3,397
Total Area (A)	7,786
Average ETAF	**0.436304906**

All Landscape Areas

Total ETAF x Area	(B+D)	3,397
Total Area	(A+C)	7,786
Sitewide ETAF	**(B+D) ÷ (A+C)**	**0.436304906241973**

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

TRUE /PROJ NORTH/NORTH

HYDROZONE PLAN **L-3.1**

THE Guzzardo Partnership, INC.
Landscape Architects/Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgpinc.com

SARES REGIS

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

BUILDING MOUNTED WALL LIGHT, TYPE 1

M Series Cylinder

Project:	Type:
Product Code:	Date:

V052924

4" Wall Mount

- Integrated Drivers allow for down to 0.1% dimming options within the cylinder
- Customize your cylinder with over one million configurations, allowing for easy maintenance and on-site modifications
- Wet location configurations available for exterior locations
- Die-cast aluminum trims with no visible hardware for a sleek, symmetrical design

CYLINDER

Mount
Wall Mount

Size
Diameter: 4"
Height: Medium (8"), Large (12")

Trims
Standard, Snoot, Decorative, Hyperbolic

Finish
White, Black, Brushed Aluminum, Bronze, Custom Color

EMERGENCY LIGHTING
Optional Remote Inverter or Emergency LED Driver for lighting up to 90 minutes in event of power failure

LIGHT OUTPUT & DISTRIBUTION

Lumens (Power)
750 lm (8.5W), 1000 lm (12.5W), 1250 lm (14.3W), 1500 lm (16.5W), 2000 lm (24.5W), 2500 lm (27.5W), 3000 lm (34W)

Color Quality
93 CRI, 2-step SDCM

Color Temperature
2700K ☐ 3000K ☐ 3500K ☐
4000K ☐ Warm Dim (3000K–1800K) ☐
Tunable White (4000K–1800K) ☐
Tunable White (6500K–2700K) ☐

Beam Spread
Narrow Spot (15°) ☐ Spot (25°) ☐
Flood (40°) ☐ Wide Flood (60°) ☐
General (80°+) ☐

Lighting Type
Downlight ☐ Up and downlight ☐ Adjustable ☐

POWER & CONTROLS

Input Voltage
120-277V

Dimming
0-10V (120/277V): 1%
TRIAC/ELV (120V): 1%
DALI-2 (120/277V): 0.1%

SPECIALTY LENS
Hexcell Louver ☐

RATINGS
Wet Location / IP65 Rated Configurations Available
NSF Listed (White and Black Finish Only) ☐
DarkSky Approved (Downlight with non-directional trims only, CCT less than or equal to 3000K)

WARRANTY
5 year limited warranty; 50,000 hours

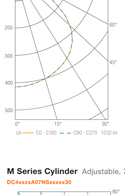
DMF LIGHTING 1118 E 223rd Street, Carson, CA 90745 323.934.7779 info@dmflighting.com dmflighting.com
© 2023 DMF Lighting. All Rights Reserved. Specifications subject to change without notice. See website for U.S. and international patent information.

M Series Cylinder
4" Wall Mount

PHOTOMETRY

M Series Cylinder Fixed, 1000 lm, 3000K, General Ambient

DC4xxxxQ10GAxxxxx30



Values in candela

Luminous Intensity

Gamma	C 0°
0°	415
5°	415
10°	410
15°	403
20°	394
25°	382
30°	369
35°	355
40°	327
45°	295
50°	240
55°	182
60°	84
65°	54
70°	33
75°	21
80°	12
85°	6
90°	1

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	333	33
0-40	557	54
0-60	942	91
0-90	1024	99
0-180	1032	100

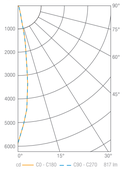
Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	46	7.8'
6'	12	15.5'
9'	5	23.3'
12'	3	31.1'

Beam Angle: 100°

M Series Cylinder Adjustable, 750 lm, 3000K, Narrow Spot

DC4xxxxA07NSxxxxx30



Values in candela

Luminous Intensity

Gamma	C 0°
0°	5897
5°	4418
10°	1911
15°	561
20°	280
25°	165
30°	117
35°	87
40°	69
45°	57
50°	47
55°	38
60°	31
65°	23
70°	16
75°	10
80°	4
85°	1
90°	0

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	645	79
0-40	781	96
0-60	817	100
0-90	817	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	600	0.8'
6'	164	1.7'
9'	73	2.5'
12'	41	3.3'

Beam Angle: 16°

BUILDING MOUNTED WALL LIGHT, TYPE 2

GARDCO

Wall Mount
GeoForm
GWS LED wall sconce

Geoform wedge small LED wall sconce GWS features a compact geometric design that will complement a range of architectural styles. GeoForm wedge small features specialized, highly efficient optics which balance low glare with excellent performance. Type 2, 3 and 4 optical distributions are available with up to 5500 lumens. A diffuse lens option is also available for over doorway applications. Emergency battery backup option provides path-of-egress illumination. Multiple control options, including wireless Interact Pro outdoor, further enhance energy savings.

Project:
Location:
Cat. No.
Type:
Lamps: Qty:
Notes:

Ordering guide

example: GWS-A01-830-T2M-120-BK

Luminaire	Configuration (mm. lumens)	Color Temperature	Distribution	Voltage	Dimming Controls [1]	Electrical	Options	Finish
GWS GeoForm Wedge Small	A01 [2] 1,500 lumens A02 [2] 2,500 lumens A03 4,000 lumens A04 5,000 lumens A05 6,000 lumens	830 3000K 840 4000K 760 5700K 750 5000K	T2M Type 2 Medium T3M Type 3 Medium T4M Type 4 Medium DFL Diffusing lens	120 120V 208 208V 240 240V 277 277V UNV 120-277V 347 347V 480 480V HVU 347-480V	none Leave blank (0-10V dimming standard) DLEA [3] Dimming Leads Externally Accessible (controls by others) FAWD [4] Field Adjustable Wattage Selector	none Leave blank (TRIAC/ELV dimming standard) SP2 Surge Protector 2kV/10kA FS1 Single Fuse (120V, 277V or 347-480V) FS2 Double Fuse (208V, 240V or 480V) POP Photocontrol Button (120-277V)	none Leave blank EM Emergency Battery Pack (0-40°C) BAC* Meets Buy American Act of 1933 (BAA)	Textured BK Black WH White BZ Bronze DG Dark Gray MG Medium Gray Customer specified CC Specify optional color, consult factory SC Special Color (must supply color chip, requires factory quote)

1. Only available from 120-277V, or in UNV.
2. Only one option can be selected from Dimming Controls column.
3. Only available from 120-277V, must specify voltage.
4. FAWD is available in UNV only. It is the responsibility of your receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (1) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (2) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
5. Consult Signify to confirm whether specific accessories are BAA-compliant.

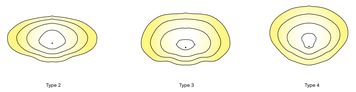
Luminaire Accessories (order separately)*

GF-WS-BK	Wall Mounted Box for surface conduit, painted black
GF-INV	Inversion Mounting kit (required with inverted mounting)

GWS_GeoForm_Wedge_Small 04/24 page 1 of 5

GWS GeoForm wedge small
Wall sconce

Optical Distributions



Type 2 Type 3 Type 4

Specifications

Construction
Main body housing and door frame made of low copper die cast aluminum alloy for a high resistance to corrosion. Removable die cast backplate to allow access to driver or other electronics components for servicing. The housing acts as the main heat sinking component, for maximum thermal dissipation. Giving the freedom to have a clean minimalist aesthetic design while allowing it to house emergency battery backup equipment and various other options. Luminaire housing rated to IP65, tested in accordance to Section 9 of IEC 60598-1.

IK Rating IK08 high impact resistance rating for both the housing and optics

IP Rating IP65 rated luminaire with IP66 rated light engine

Light engine
Electrical components are RoHS compliant, IP66 sealed light engine equipped with LEDs tested by ISO 17025:2005 accredited lab in accordance with IESNA LM-80 guidelines in compliance with EPA ENERGY STAR, extrapolations projected in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

LED Module
LED PCBA made of 20 LEDs populated on aluminum metal clad board for optimal thermal dissipation ensuring long LED life.

Optical System
Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, uniform lumens and a superior lighting uniformity. Performance tested per LM-79, LM-80 and TM-15 (IESNA) certifying its photometric performance. 0% uplight and 100 per (IESNA TM-15).

Mounting
Mounting is achieved through integral back plate that features a hook and lock quick mount plate that secures with two hex head set screws from bottom of luminaire. Mounting plate is located in the center of the luminaire body. Luminaire ships fully assembled, ready to install. GeoForm requires a mounting kit accessory for use of inverted luminaires. Mounting kit includes Safety Cable and hardware. GeoForm with Precision Plus optics are suitable for damp locations only when inverted.

Installation
GeoForm features an integral hook on its mounting plate which allows a single installer to perform wiring without assistance. See installation instructions for complete details.

Control options
0-10V dimming (DLEA): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Field Adjustable Wattage Selector (FAWD): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Emergency Battery Backup (EM): Emergency battery packs included integral to the luminaire, allowing for a consistent look between emergency and non-emergency luminaires. Emergency is suitable for use in ambient temperature conditions from 0°C (32°F) to 40°C (104°F) designed to have a secondary driver with relay to immediately detect AC power loss to power luminaire for a minimum of 90 minutes from the time power is lost. Available with 120-277V, or 'UNV' only.

Electrical
Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. 0-10V dimming driver down to 10% standard. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP2): Each luminaire is provided as standard with surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C1 high Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) 9035LC (Municipal Solid-State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA. Optional 20kV is available for additional protection.

PEDESTRIAN POLE LIGHT

Performance floodlight · Wide beam

BEGA

Application
Compact performance floodlight with 1/2" I.P.S. nipple for use with a variety of mounting accessories. Designed to illuminate architectural features, landscaping, signage, and for general illumination of a space. Pair with a wide range of optical accessories.

Materials
Clear safety glass
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Silicone applied robotically to casting, plasma treated for increased adhesion
316 stainless steel 1/2" IPS threaded nipple
Pure anodized aluminum reflector surface
Silicone optic with excellent high temperature and UV stability
BEGA Hybrid Optics®
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 4.0lbs.

EPA (Effective projection area): 0.22 sq. ft.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	16.8W
System wattage	20.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 90
Luminaire lumens	1795lm
LED service life (L70)	60000Hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Undure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

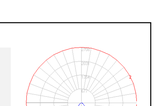
Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ RAL:
☐ Bronze (BRZ)
☐ White (WHT)
☐ CUS:

Type:
BEGA Product:
Project:
Modified:

BEGA

File: 84217K4_BEGA_IES.ies

TEST:	BE_84217K4
TEST LAB:	BEGA
DATE:	05/07/2019
LUMINAIRE:	84.217K4
LAMP:	16.8W LED



Characteristics

NEMA Type	5 H x 5 V
Maximum Candela	2707.9
Maximum Candela Angle	-5 H -1 V
Horizontal Beam Angle (50%)	44.8
Vertical Beam Angle (50%)	45.8
Horizontal Field Angle (10%)	82.0
Vertical Field Angle (10%)	82.4
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Beam Lumens	1051
Beam Efficiency	N.A.
Field Lumens	1704
Field Efficiency	N.A.
Spill Lumens	246
Luminaire Lumens	1950
Total Efficiency	N.A.
Total Luminaire Watts	20
Ballast Factor	1.00

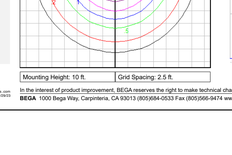
Zonal Lumen Summary

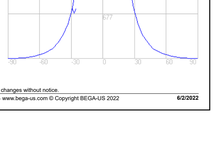
Zone	Lumens
0-10	255.75
10-20	617.03
20-30	519.53
30-40	282.92
40-50	152.00
50-60	75.49
60-70	29.97
70-80	10.00
80-90	2.11
90-100	0.00
100-110	0.00
110-120	0.00
120-130	0.00
130-140	0.00
140-150	0.00
150-160	0.00
160-170	0.00
170-180	0.00

Available options
☐ B71120 Elliptical spread lens
☐ CUS Custom finish
☐ HSU Hyang
☐ MGU Marine grade undercoat
☐ RAL RAL finish

Available accessories
☐ B19503 Surface mount conduit wiring box
☐ B70203 Earth spike
☐ B70204 Earth spike
☐ B70249 Pole cap - 3" O.D. pole tenon
☐ B70250 Wood screw
☐ B70280 Tube clamp
☐ B70283 Screw clamp
☐ B70379 Pole mount arm - 1/2" I.P.S. nipple floodlights
☐ B71117 Pole shield - 90°
☐ B71118 Pole shield - 180°
☐ B79511 Mounting block
☐ B79529 Glare shield - 360°

See individual accessory spec sheet for details.





Performance floodlight · Wide beam

	LED	A	B	C
BE84217	16.8 W	40°	8½"	3¼"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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BOLLARD LIGHT

Bollard · Asymmetric

BEGA

Application
Surface washer bollards for the uniform illumination of ground surfaces. The luminaire housing is adjustable, allowing the light distribution to be adapted to meet the requirements of the installation site.

Materials
Clear safety glass with printed optical texture
Aluminum housing
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Pure anodized aluminum reflector
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 15.4 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
System wattage	24.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 90
Luminaire lumens	2661lm
LED service life (L70)	60000Hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Undure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ RAL:
☐ Bronze (BRZ)
☐ White (WHT)
☐ CUS:

Type:
BEGA Product:
Project:
Modified:

BEGA

File: 84107K4.ies

TEST:	BE_84107K4
TEST LAB:	BEGA
DATE:	02/15/2019
LUMINAIRE:	84.107K4
LAMP:	19.4W LED

Characteristics

IES Classification	Type III
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	2661
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	111
Total Luminaire Watts	24
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Max. Cd.	2806.8 (360H, 47.5V)
Max. Cd. (<90 Vert.)	2806.8 (360H, 47.5V)
Max. Cd. (At 90 Deg. Vert.)	1 (0.0%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	158.3 (5.9%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

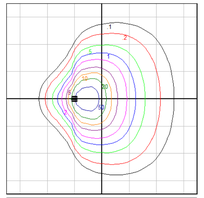
Lum. Classification System (LCS)

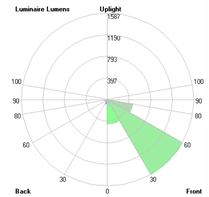
LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	444.7	N.A.	16.7
FM (30-60)	1586.9	N.A.	59.6
FH (60-80)	467.3	N.A.	17.6
FVH (80-90)	21.7	N.A.	0.8
BL (0-30)	83.4	N.A.	3.1
BM (30-60)	47.1	N.A.	1.8
BH (60-80)	9.2	N.A.	0.3
BVH (80-90)	0.6	N.A.	0.0
UL (90-100)	< 0.05	N.A.	0.0
Uh (100-180)	0.0	N.A.	0.0
Total	2660.9	N.A.	100.0

BUG Rating B0-U1-G1

Available options
☐ 70895 Direct burial anchorage (replaces included anchorage kit, pre-shippable)
☐ CUS Custom finish
☐ MGU Marine grade undercoat
☐ RAL RAL finish

Included (available for pre-shipment)
☐ B79817 Anchorage kit





Grid Spacing: 5 ft.

Bollard · Asymmetric

	LED	A	B	C
BE84107	19.4 W	10½"	47½"	14

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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WALL LIGHT

Recessed wall luminaire · Unshielded

BEGA

Application
Recessed wall luminaire with unshielded light distribution for the illumination of ground surfaces, building entrances, stairs and footpaths. Separate installation housing allows for seamless coordination into construction and easy maintenance.

Materials
Clear safety glass with white ceramic coating
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Silicone applied robotically to casting, BEGA Hybrid Optics® finish
Stainless steel screw clamps
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Composite installation housing
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 6.2 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	20.5W
System wattage	24.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	1719lm
LED service life (L70)	60000Hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Undure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

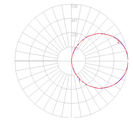
Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ RAL:
☐ Bronze (BRZ)
☐ White (WHT)
☐ CUS:

Type:
BEGA Product:
Project:
Modified:

BEGA

Photometric Filename: 33159.ies

TEST:	33159
TEST LAB:	BEGA
DATE:	9/3/2015
LUMINAIRE:	33 159
LAMP:	20.5W LED



Characteristics

IES Classification	N.A.
Longitudinal Classification	N.A.
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	1719
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	72
Total Luminaire Watts	24
Ballast Factor	1.00
Upward Waste Light Ratio	0.50
Max. Cd.	595.8 (0H, 90V)
Max. Cd. (<90 Vert.)	595.2 (0H, 87.5V)
Max. Cd. (At 90 Deg. Vert.)	595.8 (34.7%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	595.2 (34.6%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

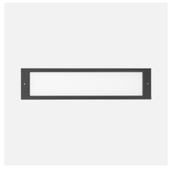
Lum. Classification System (LCS)

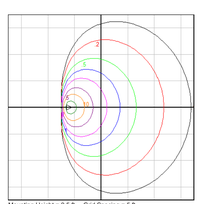
LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	39.6	N.A.	2.3
FM (30-60)	280.8	N.A.	16.3
FH (60-80)	343.4	N.A.	20.0
FVH (80-90)	195.9	N.A.	11.4
BL (0-30)	< 0.05	N.A.	0.0
BM (30-60)	< 0.05	N.A.	0.0
BH (60-80)	< 0.05	N.A.	0.0
BVH (80-90)	< 0.05	N.A.	0.0
UL (90-100)	195.9	N.A.	11.4
Uh (100-180)	663.8	N.A.	38.6
Total	1719.4	N.A.	100.0

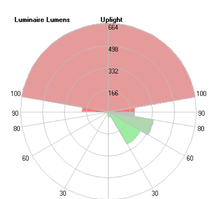
BUG Rating B0-U4-G2

Available options
☐ CUS Custom finish
☐ HSU Hyang
☐ MGU Marine grade undercoat
☐ RAL RAL finish

Included (available for pre-shipment)
☐ BB24062 Installation housing







Mounting Height = 2.5 ft. Grid Spacing = 5 ft.

Recessed wall luminaire · Unshielded

	LED	A	B	C
B33159	20.5 W	20½"	5"	9½"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2022 Updated 12/18/23

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.
BEGA 1000 Bega Way, Carpinteria, CA 93013 (805)684-0533 Fax (805)566-9474 www.bega-us.com © Copyright BEGA-US 2018 **1/17/2018**

CATENARY LIGHT

12V | Litesphere™ 2.0

tivoli

Specifications

Output - Standard Brightness	6"	12"	18"	24"	36"	48"
Lumens/ft	11	6	4	3	2	N/A
Watts/ft	0.17	0.09	0.06	0.04	0.03	0.02
Maximum Electrical Run	130'	180'	230'	290'	270'	270'
Output - High Output	**6"**	**12"**	**18"**	**24"**	**36"**	**48"**
Lumens/ft	29.9	15	10	7	5	N/A
Watts/ft	0.46	0.23	0.15	0.12	0.08	0.05
Maximum Electrical Run	80'	110'	130'	150'	170'	200'
Output - Very High Output	**6"**	**12"**	**18"**	**24"**	**36"**	**48"**
Lumens/ft	180	90.2	60	45	30	N/A
Watts/ft	1.92	0.96	0.64	0.48	0.32	0.24
Maximum Electrical Run	30'	55'	70'	80'	90	100'
Output - Based on 3000K Clear Globe						
Efficacy	Standard Brightness (40), High Output (46), Very High Output (94)					
Electrical						
Input Voltage	12V DC					
Power Consumption (W/LED)	Standard Brightness (.09), High Output (.23), Very High Output (.96)					
Control						
Control System	0-10V, ELV, MLV, DMX 512 (Dim to 1% with an Infinity power supply and a 0-10V Lutron Diva dimmer)					
Physical						
Dimensions	2.5"W x 3.8"H					
Socket Housing	PVC					
American Wire Gauge	14 AWG					
Globe	PE					
Mounting	Surface Mount, Suspended					
Operating Temperature	-20° C to 50° C (-4° F to 122° F)					
Storage Temperature	-40° C to 80° C (-40° F to 176° F)					
Certification and Testing						
Certification	cULus					
Environment	Wet Location					
Lumen Maintenance (L70) Hours	70,000					
IP Rating	IP67					
Warranty	5 Years					

Tivoli, LLC. reserves the right to modify this specification without prior notice.
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www.tivolilighting.com toll: 714-837-0101 fax: 714-427-3458

tivoli

12V | Litesphere™ 2.0

Specifications

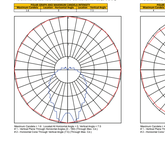
EPA	6"	12"	18"	24"	36"	48"
Standard	0.10	0.06	0.05	0.04	N/A	N/A
Hot 8"	N/A	0.53	0.37	0.28	N/A	N/A
Hat 13"	N/A	N/A	0.93	0.71	N/A	N/A
Dish 10"	N/A	0.82	0.55	0.42	N/A	N/A
Flower 10"	N/A	0.82	0.55	0.42	N/A	N/A
Flower 13"	N/A	N/A	0.93	0.71	N/A	N/A

Weights	6"	12"	18"	24"	36"	48"
lb/ft	0.33	0.28	0.24	0.20	0.17	0.13
lb/ft with catenary cable	0.35	0.30	0.26	0.22	0.19	0.15

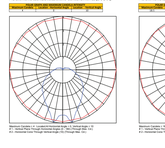
Photometrics

Frosted Globe - Based on 3000K LED

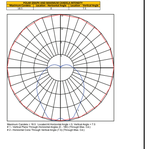
Standard Brightness



High Output



Very High Output



Tivoli, LLC. reserves the right to modify this specification without prior notice.
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www.tivolilighting.com toll: 714-837-0101 fax: 714-427-3458

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

LIGHTING LEGEND

- **Vehicular Pole Light**
  City Standard Street Light
- **Building Mounted Light, Type 1**
  DMF M Series Cylinder
  4" Wall Mount
- **Building Mounted Light, Type 2**
  GARDCO GeoForm wedge small
- **Pedestrian Pole Light**
  BEGA 84 217 on a 16' Pole
- **Bollard Light**
  BEGA 84 107
- **Wall Light**
  BEGA 33 159
- **Catenary Light**
  Tivoli Lightsphere 2.0 w/ Shade

SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

TRUE PROJ NORTH

LIGHTING PLAN

L-4.2

THE Guzzardo Partnership, INC.
Landscape Architects/ Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

SARES | REGIS

3781 EL CAMINO REAL - PALO ALTO

FEBRUARY 25, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

City of Palo Alto
Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials, and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. **An approved tree preservation report must be added to this sheet when project activity occurs within the TPZ of a protected tree.**

For detailed information on Palo Alto's protected trees and tree protection during development, review the **City's Tree and Landscape Technical Manual** (TLTM) found at www.cityofpaloalto.org/trees *

TREE DISCLOSURE STATEMENT

CITY OF PALO ALTO
Urban Forestry Section
Development Review
trees@cityofpaloalto.org 650-496-5953

THIS FORM MUST BE COMPLETED BY A CERTIFIED ARBORIST *

Palo Alto Municipal Code, Chapter 8.10.040, requires disclosure and protection of certain trees located on private and public property, and that they be shown on approved site plans. A completed tree disclosure statement must accompany all applications for development that include exterior work, all demolition or grading permit applications, or other development activity that may impact protected trees.

PROPERTY ADDRESS: 3781 El Camino Real, Palo Alto, CA 94306

1. **Are there any trees over 4" in trunk diameter being proposed for removal?** ☒ **YES** ☐ **NO**
2. **Are there Protected [1] trees on the property or on adjacent property within 30 feet of the proposed building footprint/ area of work?** ☒ **YES** (continue form) ☐ **NO** (proceed to question 6)
3. Where are the trees located? Check all that apply. **(Plans submitted must show all trees over 4" in diameter)**
   - ☑ On the property or in the adjacent public right-of-way** and within 30 feet of the proposed building footprint or
   - ☑ On adjacent property within 30 feet of proposed building footprint/area of work or
   - ☑ Close enough that its canopy overhangs the project site

Street trees on the property or within 30ft of proposed work require special protection by a fenced enclosure per the instructions on the T-1 Sheet. Prior to beginning any work, you must schedule a Street Tree Protection Verification inspection by calling Public Works Operations at 650-496-5953 for an inspection of any required type I, II or III fencing (see attached Detail #605). **NOTE: ADU only projects (including Table 1/589) are not exempt.

4. Are there any Protected Native Species Trees, Protected Mature Trees, Heritage Trees, or Designated Trees [1] ?
   ☒ **YES** (Check below) ☐ **NO**
   - ☑ **Protected Native Species Trees** - *Acer macrophyllum, Calocedrus decurrens, Quercus agrifolia, Quercus douglasii, Quercus kelloggii, or Quercus lobata* 11.5" DBH or more *or Sequoia sempervirens* 18" DBH or more
   - ☑ **Protected Mature Trees** - Any tree equal to or greater than 15" DBH (Excluding invasive species and high water users)
   - ☐ **Designated Trees** - Mitigation trees or commercial and non-residential property trees, which are part of a previously approved landscape plan
   - ☐ **Heritage Trees** - Specific individual trees designated by Council. See the Heritage Tree List
5. Is there activity or grading within the TPZ of these trees? TPZ = radius of 10 times the diameter. ☒ **YES** ☐ **NO**

If Yes, a ***Tree Preservation Report*** *must be prepared by an ISA certified arborist and submitted for staff review (see TLTM. Section 5.3.3).* [2] *Attach this report to Sheet T-2,: "Tree Protection, its Part of the Plan!", per Site Plan Requirements.**

6. **Are the Site Plan Requirements completed? (See below)** ☒ **YES** ☐ **NO**

***For ADU Only Projects:** this form may be filled out by the applicant instead of by a certified arborist. A "Yes" answer to question 5 for Table 1 projects or garage conversions will not require a Tree Preservation Report. Table 1/589 projects are not exempt from tree disclosure.

For All Projects the following is required: Plans (drawn by architect, contractor or arborist) must show the tree species, measured trunk DBH, and Dripline of each tree 4" DBH or larger. ADU only projects may indicate species and tree sizes are estimated/approximate.

For Projects with Trees Requiring Tree Protection: the following is required: 1) Plans (drawn by architect, contractor or arborist) must show the measured trunk DBH and TPZ of each Protected Tree; 2) Plans must denote, as a bold dashed line, a fenced enclosure containing the TPZ per Sheet T-1 and Detail #605 (See also TLTM ,, Section 3.3 for additional information).

For Projects with Activity or Grading Within the TPZ of a Protected Tree, A Tree Preservation Report is required and must be included in the T-1 set.

I, the undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Palo Alto Municipal Code Section 8.10.040, which can lead to criminal and/or civil legal action. (Note: Applicants signing for ADU only projects will not be penalized for incorrect reporting of tree size or identification of tree species.)

Signature: Scott Stringer Print: Scott Stringer ISA#: WE-5544A Date: 7/22/24

[1] **Protected Trees -** Includes any trees belonging to the following categories: **a) Public Trees (Street Trees) -** Trees growing in the city right of way or on public property; **b) Protected Native Species Trees -** Bigleaf Maples, Incense Cedars, Coast Live Oaks, Blue Oaks, CA Black Oaks or Valley Oaks which are 11.5" in diameter or larger and Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; **c) Protected Mature Trees -** All other species of trees with DBH of 15" or larger when measured 54" above natural grade (Excluding invasive species and high water users); d) Heritage Trees - Individual trees designated by City Council (See Heritage Tree List); and **e) Designated Trees -** mitigation trees or commercial and non-residential property trees, which are/were part of an approved landscape plan.

[2] Palo Alto Tree and Landscape Technical Manual (TLTM) contains instructions for all requirements on this form. It is available on our website at: https://www.cityofpaloalto.org/treeordinance

Revised 2/14/2024

LANDSCAPE DISCLOSURE STATEMENT

CITY OF PALO ALTO
Urban Forestry Section
Development Review
trees@cityofpaloalto.org

THIS FORM MUST BE COMPLETED FOR ALL PROJECTS INCLUDING LANDSCAPING

Palo Alto Municipal Codes, Chapters 12.32.040, 16.14, and 18.40.130 requires compliance with the State Model Water Efficient Landscape Ordinance (MWELO). Disclosure of square footage of landscaped area for all projects will assist both the applicant and the city with compliance and reporting requirements. Refer to the city's MWELO Submittal & Guidelines document for further details.

PROPERTY ADDRESS: 3781 El Camino Real, Palo Alto, CA 94306

1. **Is there any new or rehabilitated landscape area included in this project?**
   ☒ **YES** (continue form) ☐ **NO** (form requirements complete)
2. If new landscape is included, enter the square footage: New Landscape square footage* = 9298
   *If the square footage of new landscaping is greater than 500 square feet the project will need to submit MWELO documentation.
3. If rehabilitated landscape is included, enter the square footage: Rehabilitated Landscape* = 0
   *If the square footage of rehabilitated landscaping is greater than 2500 square feet the project will need to submit MWELO documentation.
4. Enter the total combined square footage of all landscaping included in the project*= 9298
   *If the total square footage of all landscaping is greater than 2500 square feet the project will need to submit MWELO documentation.

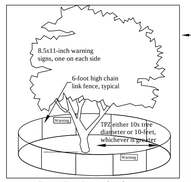
I, the undersigned, agree that the above information is accurate and complete. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement may delay project approval.

Signature: Daniel Raymond Print: Daniel Raymond Date: 7/22/24

Revised 09/26/2023

For written specifications associated with illustrations below, see Public Works Specifications Section 31. Detailed specifications are found in the Palo Alto Tree & Landscape Technical Manual (TTM) (www.cityofpaloalto.org/trees)

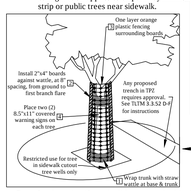
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).
- Restricted activity area - see Tree & Landscape Technical Manual Sec 3.3.52(A)
- Restricted trenching area - see Tree & Landscape Technical Manual Sec 3.3.52(D-F), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.



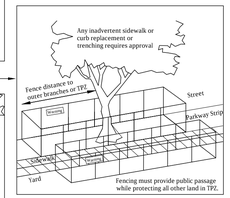
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5"x11" covered warning signs at each tree.



Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.



Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

Required protection shall be executed before demolition, excavation or site work occurs.

Rev	By	Date
1	DD	08/10/06
2	JGH	06/02/16
3	RTN	05/22/17
4	PGG	02/14/24

Scale: NTS

Tree Protection During Construction

City of Palo Alto Standard

Approved by: P. GOLLINGER
PE No. ISA-WE- 7320BM
Date 02/14/2024
Dwg No. 605

URBAN FORESTRY STANDARD CONDITIONS

The following conditions and/or standard Municipal Code requirements are provided for supplemental guidance, recommendation and/or best practices. Any applicable items shall be addressed in any permit application such as a Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit, Encroachment Permit, etc.

TREE PROTECTION COMPLIANCE: The owner and contractor shall implement all protection and inspection schedule measures, design recommendations and construction scheduling as stated in the Tree Preservation Report and/or Sheet T-1 and is subject to code compliance action pursuant to PAMC 8.10.080. The required protective fencing shall remain in place until final landscaping and inspection of the project.

PLAN CHANGES: Revisions and/or changes to plans before or during construction shall be reviewed and responded to by the (a) project site arborist, or (b) landscape architect with written letter of acceptance before submitting the revision to the Development Services Department for review by Planning, Public Works or Urban Forestry.

TREE DAMAGE: Tree Damage, Injury Mitigation and Inspections apply to the Contractor. Reporting, injury mitigation measures and arborist inspection schedule apply pursuant to TLTM, Section 5.3. Contractor shall be responsible for the repair or replacement of any publicly owned or protected trees that are damaged during the course of construction, pursuant to Title 8 of the Palo Alto Municipal Code, and city Tree and Landscape Technical Manual, Section 3.3.5 - 4.

URBAN FORESTRY GENERAL: The following general tree preservation measures apply to all trees to be retained: No storage of material, topsoil, vehicles or equipment shall be permitted within the tree protection zone (TPZ). The ground under and around the tree canopy area shall not be altered. No waste material or construction byproducts allowed within the TPZ. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

EXCAVATION RESTRICTIONS APPLY - TLTM, Sec. 3.3.5 - 2e: Any approved grading, digging or trenching beneath a tree canopy shall be performed using 'air-spade' method as a preference, with manual hand shovel as a backup. For utility trenching, including sewer line, roots exposed with diameter of 1.5 inches and greater shall remain intact and not be damaged. If directional boring method is used to tunnel beneath roots, then CPA Standard Detail #504 shall be printed on the final plans to be implemented by Contractor. Any excavation within 10-feet of street trees must be approved in advance by the Urban Forestry Section at (650) 496-5953.

NO NET LOSS OF CANOPY: In order to comply with the city's no net loss of canopy policy (PAMC 8.10.055; Urban Forest Master Plan Goals 6.A, 6.B, & 6.C; Comprehensive Plan, Natural Environment Chapter Goal N-2) all trees 4" DBH and larger are subject to replacement to avoid a loss of canopy at the neighborhood level. Replacement ratios are determined by table 4-2 in the Tree and Landscape Technical Manual, Section 4.3. New landscape tree plantings (24" box or larger) count towards the replacement total. Screening trees may also count toward the total depending on size and species selected. If unable to plant the required number of trees on site (our preferred solution) there is the option of paying in-lieu fees per each 24" box tree into the forestry fund. [Note: Replacement at 1:1 ratio for trees listed as exempt species under PAMC 8.10.020 is recommended but not required.]

PLAN SET REQUIREMENTS: The final Plans submitted for a building permit shall include the location, DBH, and drip-line of all trees 4" DBH or greater as well as the following information and notes on relevant plan sheets:

a. SHEET T-1, The building permit plan set will include the City's full-sized, Sheet T-1 (Tree Protection-it's Part of the Plan!), available on the Development Center website. A certified arborist shall complete and sign the Tree Disclosure Statement.

b. TREE PRESERVATION REPORT (TPR), if indicated by Tree Disclosure Statement, All sheets of the Applicant's TPR approved by the City for full implementation by Contractor, shall be printed on numbered Sheet T-1 (T-2, T-3, etc.) and added to the sheet index.

c. TREE PROTECTION FENCING, The Plan Set (esp. site, demolition, grading & drainage, foundation, irrigation, tree disposition, utility sheets, etc.) must delineate/show the correct configuration of Type I, Type II or Type III fencing around each Protected Tree, using a bold dashed line enclosing the Tree Protection Zone (CPA Standard Detail #605).

PROJECT SPECIFIC REQUIREMENTS

TO BE FILLED OUT BY APPLICANT AT DIRECTION OF UF STAFF

The following conditions, inspection schedules or reporting requirements will be required when checked by city staff during Urban Forestry Review of development applications.

☐ **PSR1 - TREE PROTECTION VERIFICATION INSPECTION REQUIRED:** Prior to any site work, contractor must call Uriel Hernandez at 650-690-0258 to schedule an inspection of any required protective fencing. The fencing shall contain required warning sign and remain in place until completion of urban forestry final inspection.

☐ **PSR2 - MWELO INSPECTION REQUIRED:** Prior to building final, applicant must contact Urban Forestry at trees@cityofpaloalto.org for landscape final (MWELO Inspection). Call once irrigation and landscaping are installed to plan, and irrigation controller is scheduled. See MWELO guidelines for details on any required third party water audits.

☐ **PSR3 - TREE PERMIT REQUIRED**: Plans indicate that protected trees will be removed as part of this project. Please contact Urban Forestry at trees@cityofpaloalto.org to obtain a Protected Tree Removal Permit to ensure that the project complies with PAMC 8.10.050.

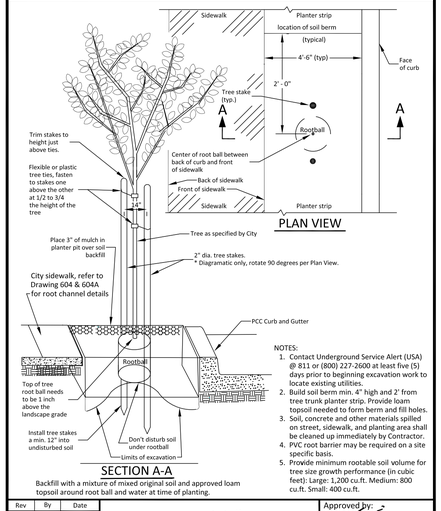
☐ **PSR4 - PROJECT ARBORIST:** The property owner shall hire a certified arborist to ensure the project conforms to all Planning and Urban Forestry conditions related to landscaping/trees.

☐ **PSR5 - PROJECT ARBORIST CERTIFICATION LETTER:** When required, a letter certifying that the project arborist has reviewed the building permit plan set with regards to trees as well as the Urban Forestry Conditions of Approval, and that all requirements have been met. The letter also confirms that any required site monitoring inspections and reporting have been arranged with the contractor or owner. Project Arborist Certification Letters should be included as supporting documents when submitting an application for a building permit that required prior approval through Planning (See Project Arborist Certification Letter, TLTM Section 5.3.5).

☐ **PSR6 - MONTHLY ARBORIST INSPECTIONS:** The project arborist shall perform monthly inspections to monitor changing conditions and tree health. The Urban Forester shall be in receipt of an inspection summary during the first week of each calendar month or, immediately if there are any changes to the approved plans or protection measures (see Monthly Inspection Report, TLTM Section 5.3.6).

☐ **PSR7 - SPECIAL ACTIVITY WITHIN THE TREE PROTECTION ZONE:** Work in this area (TPZ) of a protected tree requires the direct on-site supervision by the project arborist (see Trenching, Excavation and Equipment, TLTM Section 3.3.5-2e).

☐ **PSR8 - SPECIAL ACTIVITY WITHIN STREET TREE TPZ:** Work in the Tree Protection Zone of a city tree requires an inspection by a city staff arborist before cutting of any roots greater than 2 inches in diameter. It is highly recommended that the project arborist provides the direct on-site supervision (see Trenching, Excavation and Equipment, TLTM Section 3.3.5-2e).



NOTES:
1. Contact Underground Service Alert (USA) @ 811 or (800) 227-2600 at least five (5) days prior to beginning excavation work to locate existing utilities.
2. Build soil berm min. 4" high and 2' from tree trunk planter strip. Provide loam topsoil needed to form berm and fill holes.
3. Soil, concrete and other materials spilled on street, sidewalk, and planting area shall be cleaned up immediately by Contractor.
4. PVC root barrier may be required on a site specific basis.
5. Provide minimum rootable soil volume for tree size growth performance (in cubic feet): Large: 1,200 cu.ft. Medium: 800 cu.ft. Small: 400 cu.ft.

Rev	By	Date
1	Ron L	04/15/03
2	JT	08/14/06
3	HQN	03/19/07
4	RTN	06/11/17

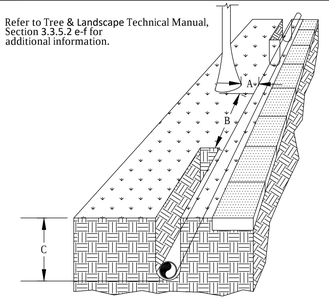
Scale: NTS

Tree Detail Planter Strip

City of Palo Alto Standard

Approved by:
PE No. 72158
Date 01/10/18
Dwg No. 603

NOTE: Refer to Tree & Landscape Technical Manual, Section 3.3.5.2 e-f for additional information.



Tree trunk diameter	Distance of bore from each side of treetrunk "A"	Distance of open trench from tree-trunk "B"	Depth of bore or trench "C"
in	in	ft	ft
2	2	3	3.00
3	3	6	3.25
6	5	10	3.33
12	6	12	3.67
18	7	14	4.00
24	8	16	4.33
30	9	18	4.67
36	10	20	4.83
42	12	22	5.00

Rev	By	Date
1	MMN	3/15/05
2	JT	08/14/06
3	RTN	06/11/17
4	PGG	11/23/22

Scale: NTS

Utility Trenching Near Trees

City of Palo Alto Standard

Approved by:
PE No. 72158
Date 01/10/18
Dwg No. 504

---WARNING---
Tree Protection Zone

This fencing shall not be removed without City Arborist approval (650-496-5953)

Removal without permission is subject to a $500 fine per day*

Palo Alto Municipal Code Section 8.10.110

Apply Tree Preservation Report on sheet(s) T-2 when required

Use additional "T" sheets as needed

Project Data

T-1

All other tree-related reports shall be added to the space provided on this sheet, adding sheets as needed.
Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of the T-1 Sheet can be downloaded at http://www.cityofpaloalto.org/trees
* Please note: Until the new TLTM is published the city's updated Tree Protection Ordinance takes precedence over TTM if conflict exists.

Special Tree Protection Instruction Sheet
City of Palo Alto

T-1

TREE PROTECTION PLAN L-5.1

THE Guzzardo Partnership, INC.
Landscape Architects/ Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgpinc.com

SARES REGIS

3781 EL CAMINO REAL - PALO ALTO

FEBRUARY 25, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

Preliminary Arborist Report

3781 El Camino Real
Palo Alto, CA

PREPARED FOR:
Sares Regis
520 S. El Camino Real, Suite 200
San Mateo, CA 94402

PREPARED BY:
HortScience | Bartlett Consulting
2550 Ninth Street, Suite 112
Berkeley, CA 94710

July 11, 2024

Updated March 6, 2026

Preliminary Arborist Report
3781 El Camino Real
Palo Alto, CA

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Tree Assessment Form

Tree Assessment Plan

Preliminary Disposition & Estimated Values

Preliminary Arborist Report
3781 El Camino Real
Palo Alto, CA

Introduction and Overview

Sares Regis is planning to redevelop the property at 3781 El Camino Real in Palo Alto, CA. The site currently consists of a commercial complex and townhomes with associated driveways and landscaping. The project is planning to demolish all existing structures and construct a multi-story apartment complex. HortScience | Bartlett Consulting (Divisions of The F.A. The Bartlett Expert Tree Company) was asked to prepare a **Preliminary Arborist Report,** per the City of Palo Alto Municipal Code - Title 8, Chapter 8.10 (Trees & Landscape Preservation and Management), to evaluate how trees may be impacted during construction activities and how best to mitigate those impacts. The purpose of this report update is to document the infeasibility of preserving protected trees on-site.

This report provides the following information:

1. An assessment of each tree's health, structure, suitability for preservation, and protected status within and adjacent to the proposed project area.
2. Appraised value of each tree using the methods described in Guide for Plant Appraisal, 10th Ed., International Society of Arboriculture, 2018.
3. A preliminary assessment of the impacts on trees within and adjacent to the construction footprint and recommendations for action.
4. Preliminary guidelines for tree preservation throughout the planned demolition and construction phases of the project.

This report is considered preliminary as grading, drainage and other plans that could impact trees were not provided or reviewed. Recommendations for the preservation of trees can be found in the preliminary evaluation of impacts and recommendations section.

Assessment Methods

Trees were assessed on June 19, 2024. The tree assessment included all trees 4 inches in diameter and larger. Tree tag numbers ranged between #242 - 282. The assessment procedure consisted of the following steps:

1. Identifying the tree species with a trunk diameter of 4 inches and greater within the property and adjacent trees overhanging the property.
2. Tagging trees with identification numbers and recording their locations on a map.
3. Measuring the trunk diameter at a point 54 inches above grade.
4. Evaluating the health and structural condition using a scale of 1 – 5 based on visual inspection from the ground:
   - ***5*** - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
   - ***4*** - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
   - ***3*** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
   - ***2*** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
   - ***1*** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as "high," "moderate" or "low." Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

High: Trees with good health and structural stability that have the potential for longevity at the site.

Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring and may have shorter life span than those in 'high' category.

Low: Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

Description of Trees

Forty-one (41) trees representing 14 species were assessed (Table 1). Most trees were non-native, ornamental varieties except for coast live oak #246 (straddling the property line, and coast redwood #250. The coast live oak may be indigenous to the site. The remaining trees were planted as part of the landscape and street frontage. Several trees located off-site but with crowns that extended into the project area were also assessed. Overall, 17 trees (43%) were in fair condition, 17 (43%) were poor, six (15%) were good and plum (*Prunus domestica*) #262 was dead. Descriptions of each tree are found in the ***Tree Assessment Form*** and approximate locations are shown on the ***Tree Assessment Plan*** (see *Exhibits*).

Table 1: Condition ratings and frequency of occurrence of trees*
3781 El Camino Real, Palo Alto, CA.

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Blackwood acacia	*Acacia melanoxylon*	1	5	-	**6**
Tree of heaven	*Ailanthus altissima*	3	2	-	**5**
Bronze loquat	*Eriobotrya deflexa*	-	1	-	**1**
Pineapple guava	*Feijoa sellowiana*	1	-	-	**1**
Glossy privet	*Ligustrum lucidum*	2	2	-	**4**
Southern magnolia	*Magnolia grandiflora*	1	-	-	**1**
Mayten	*Maytenus boaria*	5	-	-	**5**
Black walnut	*Juglans californica*	1	-	-	**1**
London plane	*Platanus x hispanica*	-	-	4	**4**
Cherry	*Prunus avium*	3	2	-	**5**
Plum	*Prunus domestica*	-	1	-	**1**
Callery pear	*Pyrus calleryana*	-	1	-	**1**
Coast live oak	*Quercus agrifolia*	-	-	1	**1**
Coast redwood	*Sequoia sempervirens*	-	3	1	**4**
Total		**17**	**17**	**6**	**40**

*Plum #262 was dead and not included in this table.

Of the six blackwood acacias, five were in fair condition with poor form while #282 was poor. Acacia #279 – 282 were growing off-site and had been previously topped (Photo 1). Tree crowns were encroaching into the project site by 10 – 15 feet. Trunk diameters ranged between 10 and 20 inches, averaging 15 inches.

Photo 1. Blackwood acacia #279 – 282 were growing off-site and were previously topped.

Five (5) trees of heaven were growing throughout the site. Trees #254 and 260 were in fair condition with poor form. Tree #260 had multiple attachments at the base, while #254 had a codominant trunk at 10 feet. Both had trunk diameters of 10 inches. Trees #263, 274 and 275 were in poor condition with poor form and structural defects. Tree #274 had multiple attachments at the base and had a sum trunk diameter of 24 inches. The average diameter for all trees was 8 inches.

Five (5) mayten trees #252, 255, 258, 266 and 267 were in poor condition. Tree crowns had been sheared into approximately 3 x 5 foot boxes. They had very poor form and trunk diameters averaging 5 inches.

Five (5) cherry trees were also growing in front of the townhomes. They had very small crowns with trunk diameters averaging 6 inches. Trees #256 and 257 were in fair condition with umbrella form. Trees #253, 265 and 268 were in poor condition with twig dieback and trunk wounds.

Of the four glossy privets, off-site #272 and on-site #251 were in fair condition with poor form and twig dieback. Privet # 251 had multiple attachments at the base and was growing into the fence. Trees #259 and 261 were in poor condition with poor structure and form, as well as twig dieback. Trunk diameters ranged between 7 – 17 inches with an average of 12 inches.

London planes #242 – 245 were growing as street trees in approximately 3 x 5 foot tree wells along El Camino Real. They were in good condition with good structure and full crowns. Trunk diameters ranged between 9 - 17 inches with an average of 12 inches.

Of the four coast redwoods #269 – 271 were growing as a sheared hedge at 10 feet with poor form. Trees were in fair condition with high vigor. Redwood #250 was the largest tree on the site with a 37 inch diameter trunk and large, upright crown (Photo 2).

Photo 2. Coast redwood #250 had a large crown and 37" trunk diameter.

The remaining trees were represented by a single tree, they included:

- Coast live oak #246 was in good condition. Its trunk was located in the detention basin fenced area of the adjacent property (Photo 3 and inset). The trunk may be bisecting both properties. The tree had an estimated 30-inch diameter trunk and a large, wide crown with good form. The trunk leans west, and the crown was encroaching into the project area by approximately 25 feet.

Photo 3 and inset. Coast live oak #246 was growing off-site with the trunk growing through the fence (inset).

- Bronze loquat #247 had multiple attachments at 1 foot above ground level and was in fair condition (Photo 4). The tree had fair form with a wide crown and twig dieback. The trunk diameter was a sum total of 24 inches.
- Callery pear #248 was in fair condition with a small, dense crown (Photo 4). Leaf tips had symptoms of fireblight (*Erwinia amylovora*), a systemic bacterial disease that is not curable and can cause twig and branch dieback.

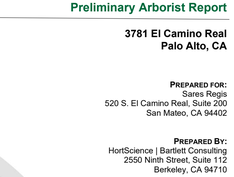

Photo 4. Bronze loquat #247 (left) and Callery pear #248 (right) were in fair condition.

- Southern magnolia #249 was in poor condition with major branch dieback in the top and fair form. The trunk diameter was 14 inches.

- Black walnut #263 was in poor condition with a dead top and crown of epicormic sprouts. The trunk diameter was estimated at 10 inches and no tag was put on the tree due to a locked gate.
- Pineapple guava #277 had multiple attachments at the base, poor form and an estimated sum total diameter of 13 inches. The diameter was estimated due to being behind a locked gate.
- Plum #278 was in fair condition with a codominant trunk at 3 feet. The trunk diameter was a sum total of 8 inches. Plum #262 had a 7 inch diameter trunk and was dead in back of the townhomes.

Palo Alto Heritage Tree Ordinance

City of Palo Alto Municipal Code, Title 8, Chapter 8.10 (Trees & Landscape Preservation and Management), describes *Protected* trees as certain native species with a minimum trunk diameter of 11.5 or 18 inches (coast redwoods) and all other species with a minimum diameter of 15 inches, measured at 54 inches above natural grade. In addition, all street trees are considered *Protected*. The trees protected under this ordinance include London planes #242 – 245, coast live oak #246, bronze loquat #247 and coast redwood #250. *Protected* trees are regulated by the City of Palo Alto and cannot be removed without a permit. Replacement tree planting will be required for the removal of any *Protected* tree.

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment, and perform well in the landscape. Our goal is to identify trees that have the potential for long-term health, structural stability, and longevity within the proposed development.

Evaluation of suitability for preservation considers several factors as listed below:

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. London planes #242 - 245 were in good condition with moderate vigor and would manage impacts better than trees in fair or poor condition.
- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. For example, black walnut #264 had a dead top that will likely fail in the future.
- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. London planes have a good tolerance to root impacts while blackwood acacia has a poor tolerance to impacts.
- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

- **Invasiveness**
  Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (http://www.cal-ipc.org/ip/inf/) lists species identified as being invasive. Palo Alto is part of the Central West Floristic Province. Tree of heaven is known to be moderately invasive while blackwood acacia, and glossy privet have limited invasive qualities.

Each tree was rated for suitability for preservation based on its age, health, structural condition, and ability to safely coexist within a development environment (Table 2). We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend the retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Table 2: Tree Suitability for Preservation*
3781 El Camino Real, Palo Alto, CA

High	These are trees with good health and structural stability that have the potential for longevity at the site. Six (6) trees had a high suitability for preservation including the four London plane street trees, coast live oak #246 and coast redwood #250.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring and may have shorter lifespans than those in the "high" category. Bronze loquat #247 and Callery pear #248 had moderate suitability for preservation.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be mitigated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Thirty-two (32) trees including six blackwood acacia, five cherry, five mayten, five tree of heaven, four glossy privet, coast redwods #269 – 271, southern magnolia #249, black walnut #264, pineapple guava #277 and plum #278 had low suitability for preservation.

*Plum #262 was dead and not included in this table.

Estimated Value of Trees

The City of Palo Alto requires establishing the value of all assessed trees. To accomplish this, I used the standard methods found in Guide for Plant Appraisal, 10th edition (published in 2018 by the International Society of Arboriculture, Champaign IL). In addition, I referred to Species Classification and Group Assignment (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in estimating tree value.

The reproduction cost of landscape trees is based upon four factors: size, condition, functional limitations and external limitations. Size is measured as trunk diameter, normally 54" above grade. Condition reflects the health and structural integrity of the individual, as noted in the ***Tree Assessment***. Functional limitations consider the interaction of the tree with its planting site currently and for the foreseeable future. I did not identify any external limitations at this site.

The estimated value for the seven trees assessed in this report is **$74,750**. The estimated value of each tree is shown in the ***Estimated Value and Preliminary Disposition*** exhibit.

Preliminary Evaluation of Impacts and Recommendations

Appropriate tree retention requires a practical match between the location and intensity of construction activities with the quality and health of trees. The ***Tree Assessment Form*** was the reference point for tree condition and quality. I reviewed the Preliminary Civil Site Plan (Sares Regis and Kier + Wright, 11/13/25) to evaluate the impacts. The plans provided were preliminary in nature, as such, the assessment of impacts on trees is preliminary. A final design with utilities, drainage, landscaping and grading will be necessary to determine the ultimate disposition of each tree.

Based on my evaluation of the proposed site plan, all 31 on-site trees will be removed (Table 3). The multi-story building is proposed to fill the entire site. I recommend the preservation of nine trees, including London plane street trees #242 – 245 and off-site coast live oak #246. Coast live oak #246 trunk was growing over the property line and is expected to have moderate to severe impacts from the project. Off-site glossy privet #272 and blackwood acacias #279 - 282 are growing behind the north fence and are expected to have moderate impacts from the project.

The preservation of on-site protected trees #247 and 250 will reduce the overall square footage of project and reduce the number of housing units. In addition, trees such as coast redwood #250 would require relocating the underground electrical transformer and electrical lines per current plans. This cost will likely exceed twice the value of that tree.

Tree replacement mitigation is required for *Protected* tree removals. Of the 31 trees listed for removal, 14 are in the 4'-9' category, 13 are in the 10'-27', and four had 28'-40' canopy spreads. Replacement requirements are listed in Table 4 on the following page. The total estimated value of all trees recommended for removal was $41,100. The total estimated value for trees preserved was $33,650.

Table 3. Tree replacement mitigation table.

Tree Canopy - Replacement Standard

COLUMN 1	COLUMN 2	COLUMN 3
Canopy of the Removed Tree (Avg. dist. across the canopy*)	Replacement Trees	Alternative Tree
4'-9'	Two 24" Box Size (Minimum)	One 36" Box Size
10'-27'	Three 24" Box Size	Two 36" Box Size
28'-40'	Four 24" Box Size	Two 48" Box Size
40'-56'	Six 24" Box Size	Two 48" Box & Two 36" Box Size
56'-60'	Two 24" Box & Two 36" Box + Two 48" Box Size	**
60'+	**	**

Canopy Spread of Proposed Tree Removals	Quantity
4'-9'	14
10'-27'	13
28'-40'	4
40'-56'	
56'-60'	
60'+	

*Add half of the difference between the two to the narrowest measurement for the average canopy.
** Replace the tree with a combination of both Tree Canopy and Tree Value Standards.

Note: Basis of this table is determined by the growth of one 24" box size tree, growing at a rate equivalent to 8 feet of canopy over the course of ten years.

Trees recommended for preservation must have adequate Tree Protection Zones (TPZ) in place.

Tree Preservation Guidelines can be found below and on the following pages. Once final details of construction grading and utilities are provided, more project-specific **Tree Preservation Guidelines** can be prepared.

Preliminary Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the TPZ can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

1. Provide Type III fencing (Photo 5-7 next page) around the London plane street trees #242 - 245 to protect them from construction vehicles and equipment. Type II fencing can be added after the demolition of the existing buildings and hardscape.
2. Provide Type I fencing around coast live oak #246 from the existing fence to 10' encircling the trunk, connecting to the existing wooden fence.
3. Provide supplemental irrigation to all London plane trees. Irrigation should be provided before, during and after construction.

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

Photo 5-7, Examples of Type III Tree Protection Zone protecting the trunks of individual trees such as London plane trees #242 – 245.

Plans for redevelopment have not yet been finalized. The following are preliminary recommendations for design and construction phases that will assist in successful tree preservation.

Design recommendations

1. Any changes to the plans affecting the trees should be reviewed by the Project Arborist regarding tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. Plan for tree preservation by designing adequate space around trees to be preserved. This area is called the **Tree Protection Zone**: No grading, excavation, construction, or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water, or sewer around the **Tree Protection Zone** (Figure 1).
3. Irrigation systems must be designed so that no trenching severs roots larger than 1 inch in diameter within the **Tree Protection Zone**.
4. Tree Preservation Guidelines prepared by the Project Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
5. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
6. Do not lime the subsoil within 50 feet of any tree. Lime is toxic to tree roots.
7. Ensure adequate but not excessive water is supplied to trees; in most cases, occasional irrigation will be required. Avoid directing runoff toward trees.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents should meet with the Project Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Fence all trees to be retained to completely enclose the **Tree Protection Zone** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link with posts sunk into the ground or equivalent as approved by the City. Fencing should be placed around coast live oak #246 at a distance no less than 10' surrounding the trunk. Fencing should also be placed at 6' south of the north fence to provide additional protection for off-site blackwood acacias #279 – 282. Impacts are expected to be moderate.

3. Provide a sign on each Tree Protection Zone that states: "WARNING – **Tree Protection Zone**. This fencing shall not be removed without the approval of the City Arborist (650-496-5953) Removal without permission is subject to a $500 fine per day". "Palo Alto Municipal Code Section 8.10.110.9"
4. Where demolition must occur close to trees, such as removing curb and pavement, install Type III temporary trunk protection devices such as winding silt sock wattle or wood planks around London planes #242 - 245 trunks or stacking hay bales around tree trunks to a height of approximately 5'. Any low branches that are within the work zone should also be protected. Remove trunk protection after demolition is completed and install a protective fence at the limits of the tree protection zone. Do not retain wattling around tree trunks for more than 2-3 weeks to avoid damaging trunks from excess moisture. This should occur around all parkway trees.
5. Apply and maintain 4-6" wood chip mulch within the **Tree Protection Zone**. Keep the mulch 1' from the base of tree trunks.
6. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
7. Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, raise canopies as needed for construction activities.
   a. Do not remove more than 20-25% of each tree's crown.
   b. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
   c. While in the tree, the arborist shall perform an aerial inspection to identify any defects, weak branches and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
2. Trees to be removed shall be felled to fall away from **Tree Protection Zone** and avoid pulling and breaking of roots of trees to remain.
3. All down brush and trees shall be removed from the **Tree Protection Zone** either by hand, or with equipment sitting outside the **Tree Protection Zone**. Extraction shall occur by lifting the material out, not by skidding across the ground. Brush shall be chipped and spread beneath the trees within the **Tree Protection Zone**.
4. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted before tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition, or other work within the **Tree Protection Zone** should be monitored by the Project Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.

3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without the permission of the Project Arborist.
4. Construction trailers, traffic and storage areas must always remain outside the **Tree Protection Zone**.
5. Any root pruning required for construction purposes shall receive prior approval of and be supervised by the Project Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2 inches in diameter should be avoided.
6. If roots 2 inches and greater in diameter are encountered during site work and must be cut to complete the construction, the Project Arborist must be consulted to evaluate the effects on the health and stability of the tree and recommend treatment.
7. Spoil from trench, footing, utility, or other excavation shall not be placed within the **Tree Protection Zone**, neither temporarily nor permanently.
8. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **Tree Protection Zone**. Any modifications must be approved and monitored by the Project Arborist.
9. London plane trees should be irrigated on a schedule to be determined by the Project Arborist (every 3 to 6 weeks is typical). Each irrigation shall wet the soil within the **Tree Protection Zone** to a depth of 18-24 inches. Do not water the coast live oak in summer.
10. If an injury should occur to any tree during construction, it should be evaluated as soon as possible by the Project Arborist so that appropriate treatments can be applied.
11. No excess soil, chemicals, debris, equipment, or other materials shall be dumped or stored within the **Tree Protection Zone**.
12. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel or a certified tree climber.
13. Trees that accumulate a sufficient quantity of dust on their leaves, limbs and trunk as judged by the Project Arborist shall be spray-washed at the direction of the Project Arborist.

Maintenance of impacted trees

Preserved trees will experience a physical environment different from that of pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulching, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. Inspect trees annually and following major storms to identify conditions requiring treatment to manage risk associated with tree failure.

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

If you have any questions regarding my observations or recommendations, please contact me.

HortScience | Bartlett Consulting

Scott Stringer
Consulting Arborist & Urban Forester
ISA Certified Arborist #: WE-5544A
ISA Tree Risk Assessment Qualified

Exhibits

Tree Assessment Form

Tree Assessment Plan

Preliminary Tree Disposition & Estimated Values

Tree Assessment

3781 El Camino Real
Palo Alto, CA
July 2024

HortScience | Bartlett Consulting

Tree No.	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
242	London plane	11	30	Yes	4	High	Street tree in 3x5' tree well; codominant trunk at 12'; good form; full crown.
243	London plane	9	30	Yes	4	High	Street tree in 3x7 tree well; good form; full crown.
244	London plane	12	30	Yes	4	High	Street tree in 3x4' tree well; good form; codominant trunk at 15'; full crown.
245	London plane	17	30	Yes	4	High	Street tree in 3x7' tree well; good form; codominant trunk at 20'; full crown.
246	Coast live oak	30	50	Yes	4	High	Growing through fence; large crown; good form; leans west; overhangs site by 25'.
247	Bronze loquat	9,8,7	30	Yes	3	Moderate	Multiple attachments at 1'; fair form; wide crown; twig
248	Callery pear	6	10	No	3	Moderate	Small tree; good form; dense crown; fireblight.
249	Southern magnolia	14	15	No	2	Low	Top declining; major branch dieback; fair form.
250	Coast redwood	37	30	Yes	4	High	Large tree; good form; upright; minor leaf browning.
251	Glossy privet	6,5,3,2,1	15	No	3	Low	Multiple attachments at base; poor form; twig dieback; growing into fence.
252	Mayten	6	5	No	2	Low	Sheared into 4x6' box; poor form.
253	Cherry	7	8	No	2	Low	Small crown; umbrella form; twig dieback.
254	Tree of heaven	10	16	No	3	Low	Codominant trunk at 10'; poor form; medium, dense crown.
255	Mayten	5	6	No	2	Low	Sheared into a 3x5' box; surface roots.
256	Cherry	9	6	No	3	Low	Small crown; umbrella form; grafted at 5'.
257	Cherry	8	6	No	3	Low	Small crown; umbrella form; grafted at 5'; twig dieback.
258	Mayten	4	6	No	2	Low	Sheeted into a 3x5' box; poor form.
259	Glossy privet	4,3,2	10	No	2	Low	Multiple attachments at base; poor form; leans north; twig dieback; no tag; estimated DBH.
260	Tree of heaven	10	15	No	3	Low	Multiple attachments ; behind fence; poor form; no tag; estimated DBH.
261	Glossy privet	7	15	No	2	Low	Small crown; poor form; twig dieback.
262	Plum	7	10	No	-	-	Dead.

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Tree No.	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
263	Tree of heaven	4	20	No	2	Low	Small tree; volunteer behind walnut; poor form; estimated DBH, no tag.
264	Black walnut	10	20	No	2	Low	Dead top; poor form; crown of epicormics; estimated DBH; no tag.
265	Cherry	4	6	No	2	Low	Small crown; twig dieback; 1' crack on trunk.
266	Mayten	6	5	No	2	Low	Sheered into 3x5 box.
267	Mayten	5	5	No	2	Low	Sheered into 3x5 box; trunk wound.
268	Cherry	4	5	No	2	Low	Small crown; poor form; wound on south side of trunk.
269	Coast redwood	11	9	No	3	Low	Sheared at 10'; poor form; group of 3.
270	Coast redwood	7	9	No	3	Low	Sheared at 10'; poor form; group of 3.
271	Coast redwood	6	9	No	3	Low	Sheared at 10'; poor form; group of 3.
272	Glossy privet	17	30	No	3	Low	Off-site; codominant trunk at 7'; poor form; twig dieback; no tag.
273	Blackwood acacia	7,7	30	No	3	Low	Codominant trunk at base; poor form; estimated DBH; no tag.
274	Tree of heaven	8,8,8	30	No	2	Low	Multiple attachments at base; poor form; cavity in trunk on south stem.
275	Tree of heaven	4,3	6	No	2	Low	Codominant trunk at base; poor form; small crown.
276	Blackwood acacia	15	25	No	3	Low	Upright , fair form; full crown; backyard; estimated DBH, no tag.
277	Pineapple guava	5,4,4	15	No	2	Low	Multiple attachments at base; poor form; estimated DBH, no tag.
278	Plum	5,3	15	No	3	Low	Codominant trunk at 3'; fair form; 1' off fence.
279	Blackwood acacia	20	25	No	3	Low	Off-site; 10' overhang; one sided east; poor form; slight lean east; topped at 30'.
280	Blackwood acacia	16	25	No	3	Low	Off-site; 10' overhang; one sided west; poor form; estimated DBH, no tag.
281	Blackwood acacia	10	25	No	3	Low	Off-site; 15' overhang; one sided west; poor form; estimated DBH, no tag.

Tree Assessment

3781 El Camino Real
Palo Alto, CA
July 2024

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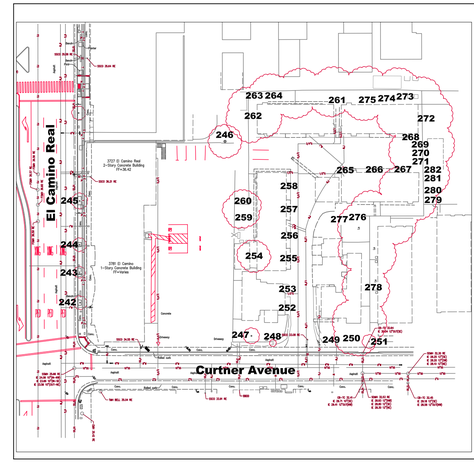
Tree No.	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
282	Blackwood acacia	13	25	No	2	Low	Off-site; 15' overhang; topped at 30'; poor form; no tag.



Tree Assessment Plan

3781 El Camino Real
Palo Alto, CA

Prepared for:
Sares Regis
San Mateo, CA

June 2024

No Scale

Notes:
Base map provided by:
Kier & Wright
Santa Clara, CA

Numbered tree locations with no survey point were approximately located in the field.

HortScience | Bartlett Consulting
2930 North Street, Suite 117
Berkeley, CA 94710
Phone 510.644.3151
Fax 925.454.0316
www.hortscience.com

Estimated Value and Preliminary Disposition

3781 El Camino Real
Palo Alto, CA
March 2026

HortScience | Bartlett Consulting

Tree No.	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Protected Tree	Disposition	Estimated Value ($)	Disposition Comments
242	London plane	11	30	Yes	**Preserve**	$ 1,600	Street tree, protect in place.
243	London plane	9	30	Yes	**Preserve**	$ 1,150	Street tree, protect in place.
244	London plane	12	30	Yes	**Preserve**	$ 1,850	Street tree, protect in place.
245	London plane	17	30	Yes	**Preserve**	$ 3,550	Street tree, protect in place.
246	Coast live oak	30	50	Yes	**Preserve**	$ 13,200	Off-site, edge of construction footprint.
247	Bronze loquat	9,8,7	30	Yes	Remove	$ 3,250	Within footprint of development. The retention of this tree is not feasible due to significant loss of building square footage.
248	Callery pear	6	10	No	Remove	$ 850	Within footprint of development.
249	Southern magnolia	14	15	No	Remove	$ 1,400	Within footprint of development.
250	Coast redwood	37	30	Yes	Remove	$ 19,200	Within footprint of development. The retention of this tree is not feasible due to significant loss of building square footage.
251	Glossy privet	6,5,3,2,1	15	No	Remove	$ 600	Within footprint of development.
252	Mayten	6	5	No	Remove	$ 450	Within footprint of development.
253	Cherry	7	8	No	Remove	$ 550	Within footprint of development.
254	Tree of heaven	10	16	No	Remove	$ 700	Within footprint of development.
255	Mayten	5	6	No	Remove	$ 350	Within footprint of development.
256	Cherry	9	6	No	Remove	$ 1,100	Within footprint of development.
257	Cherry	8	6	No	Remove	$ 900	Within footprint of development.
258	Mayten	4	6	No	Remove	$ 300	Within footprint of development.
259	Glossy privet	4,3,2	10	No	Remove	$ 300	Within footprint of development.
260	Tree of heaven	10	15	No	Remove	$ 850	Within footprint of development.
261	Glossy privet	7	15	No	Remove	$ 450	Within footprint of development.
262	Plum	7	10	No	Remove	$ -	Dead, within footprint of development.
263	Tree of heaven	4	20	No	Remove	$ 250	Within footprint of development.

Estimated Value and Preliminary Disposition

3781 El Camino Real
Palo Alto, CA
March 2026

HortScience | Bartlett Consulting

Tree No.	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Protected Tree	Disposition	Estimated Value ($)	Disposition Comments
264	Black walnut	10	20	No	Remove	$ 700	Within footprint of development.
265	Cherry	4	6	No	Remove	$ 350	Within footprint of development.
266	Mayten	6	5	No	Remove	$ 500	Within footprint of development.
267	Mayten	5	5	No	Remove	$ 450	Within footprint of development.
268	Cherry	4	5	No	Remove	$ 350	Within footprint of development.
269	Coast redwood	11	9	No	Remove	$ 1,000	Within footprint of development.
270	Coast redwood	7	9	No	Remove	$ 500	Within footprint of development.
271	Coast redwood	6	9	No	Remove	$ 450	Within footprint of development.
272	Glossy privet	17	30	No	**Preserve**	$ 2,600	Off-site, edge of construction footprint.
273	Blackwood acacia	7,7	30	No	Remove	$ 1,000	Within footprint of development.
274	Tree of heaven	8,8,8	30	No	Remove	$ 700	Within footprint of development.
275	Tree of heaven	4,3	6	No	Remove	$ 300	Within footprint of development.
276	Blackwood acacia	15	25	No	Remove	$ 2,050	Within footprint of development.
277	Pineapple guava	5,4,4,4	15	No	Remove	$ 550	Within footprint of development.
278	Plum	5,3	15	No	Remove	$ 700	Within footprint of development.
279	Blackwood acacia	20	25	No	**Preserve**	$ 4,350	Off-site, edge of development.
280	Blackwood acacia	16	25	No	**Preserve**	$ 2,850	Off-site, edge of development.
281	Blackwood acacia	10	25	No	**Preserve**	$ 1,250	Off-site, edge of development.
282	Blackwood acacia	13	25	No	**Preserve**	$ 1,250	Off-site, edge of development.
					Total	**$ 74,750**	

TRUE PROJ NORTH/NORTH

ARBORIST REPORT **L-5.3**

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

TREE DISPOSITION LEGEND

Total Existing Trees on Site	41
Disposition	Regulated Trees
Tree to be Preserved	4
Tree to be Preserved Off-Site	6
Total Trees Preserved	⊙ 12
Tree to be Removed	31
Tree to be Removed Off-Site	0
Total Trees Removed	⊗ 29
Total Proposed Trees	72
Total Trees on Future Site (On-site)	78

Note:
- See Arborist Report by Hort Science / Bartlett Consulting dated July 11, 2024 for specific information about existing trees.

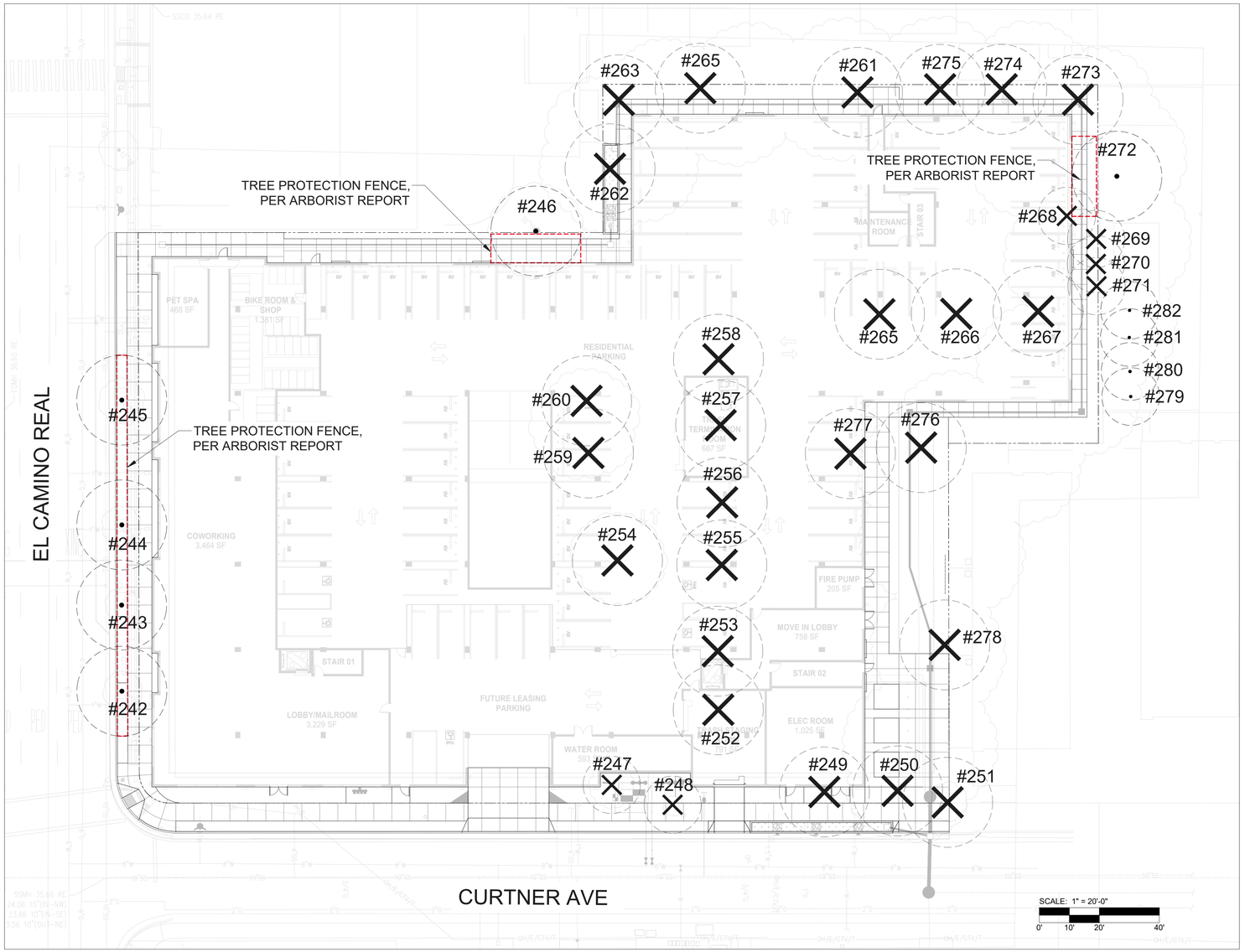
TREE MITIGATION ANALYSIS

Canopy Spread Size of Existing Tree to be Removed	Replacement Trees	Alternative Trees	# of Existing Trees being Removed	Replacement Requirement at 24" Box	Replacement Requirement at 36" Box
4'-9'	(2) 24" Box Size	(1) 36" Box Size	14	28	14
10'-27'	(3) 24" Box Size	(2) 36" Box Size	13	39	26
28'-40'	(4) 24" Box Size	(3) 48" Box Size	4	16	-
		Totals	31	84	

TREE REPLACEMENTS

Total Proposed 24" Box Tree	61
Total Proposed 36" Box Tree	11 (equals 22, 24" box)

* Approximate ratio of new trees to trees removed - 2.3:1



TREE DISPOSITION PLAN L-5.4

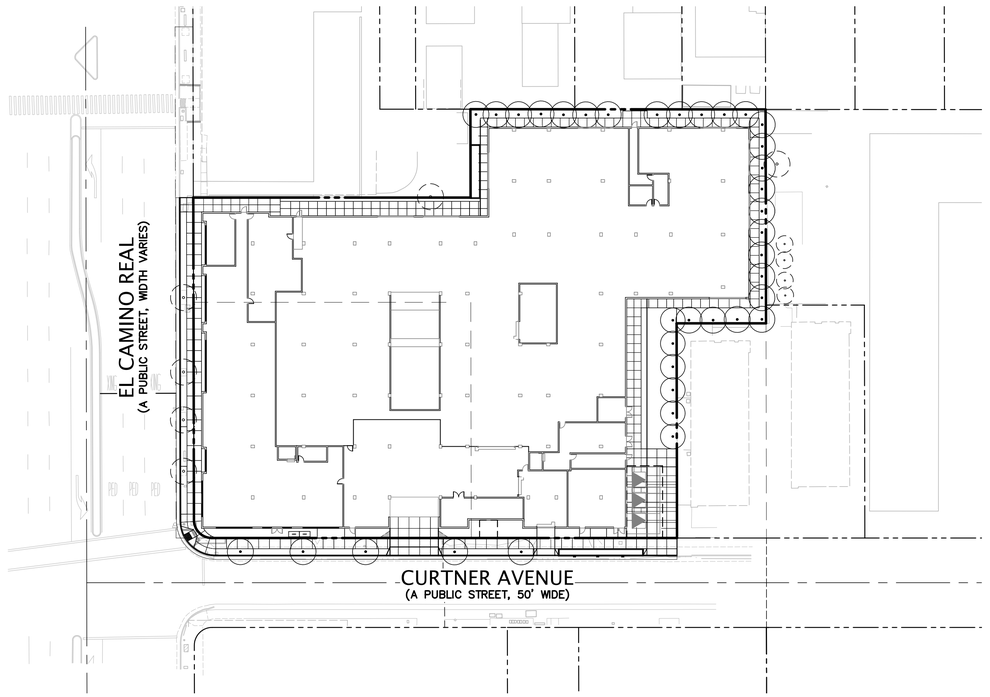
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

VESTING TENTATIVE MAP
OF
3781 EL CAMINO REAL
FOR
SARES REGIS
PALO ALTO, CALIFORNIA

PROJECT DATA

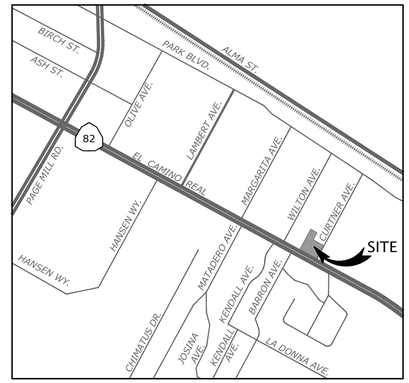
1. RECORD OWNER: EL CAMINO RETAIL, LLC
2. SUBDIVIDER: SARES REGIS
901 MARINERS ISLAND BLVD, SUITE 700
SAN MATEO, CA 94404
3. MAP PREPARED BY: KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
PHONE: (408) 727-6665
MARK A. KNUDSEN, P.E. 75828
4. A.P.N.: 132-41-019, 020, 083 & 084
5. GENERAL PLAN: CN, NEIGHBORHOOD COMMERCIAL
MF, MULTI-FAMILY RESIDENTIAL
6. EXISTING USE: COMMERCIAL, RESIDENTIAL
7. PROPOSED USE: RESIDENTIAL
8. EXISTING ZONING: CN, NEIGHBORHOOD COMMERCIAL
RM-30, MEDIUM DENSITY MULTIPLE-FAMILY
RESIDENCE DISTRICT (16-30 DU/AC)
9. PROPOSED ZONING: RESIDENTIAL
10. EXISTING NUMBER OF LOTS: 3
11. PROPOSED NUMBER OF
RESIDENTIAL LOTS: 1
12. TOTAL ACREAGE: 1.45±
13. ALL DISTANCES ARE APPROXIMATE.
14. THERE ARE NO NEW PUBLIC STREET NAMES PROPOSED.
15. BENCHMARK: CITY OF PALO ALTO BENCHMARK 2228; PARK/MARGARITA, CATCH BASIN "O" IN RON S.W. CORNER

    ELEVATION = 25.69 (NGVD29 DATUM, 1993)
ELEVATIONS SHOWN HEREON ARE BASED ON NGVD29. TO CONVERT TO NAVD88 ADD 3.382 FEET TO THE ELEVATIONS SHOWN. DATUM CONVERSION WAS OBTAINED FROM THE NGS VERTCON WEBSITE (WWW.NGS.NOAA.GOV/CGI-BIN/VERTCON/VERT_CON.PRL).
16. BASIS OF BEARINGS: THE BEARING OF NORTH 33° 33' 00" EAST TAKEN ON THE NORTHWESTERLY RIGHT OF WAY LINE OF CURTNER AVENUE AS SHOWN ON THAT CERTAIN TRACT MAP NO. 10278 FILED FOR RECORD ON JUNE 12, 2015, IN BOOK 884 OF MAPS AT PAGES 12 AND 13, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
17. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA,
18. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A POLICY FOR TITLE INSURANCE, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED AUGUST 2, 1999, NUMBER 628-128851, AND A CLTA OWNER'S POLICY, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 2, 2004, NUMBER 635985. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
19. UTILITIES:
STORM DRAINAGE - CITY OF PALO ALTO
SANITARY SEWER - CITY OF PALO ALTO
WATER - CITY OF PALO ALTO
GAS COMPANY - CITY OF PALO ALTO
ELECTRIC - CITY OF PALO ALTO
TELEPHONE - AT&T
CABLE - COMCAST



SITE MAP

1"= 40'



VICINITY MAP

NOT TO SCALE

SHEET INDEX

SHEET	DESCRIPTION
CIVIL	
C1.0	COVER SHEET
C2.1	EXISTING CONDITIONS PLAN
C2.2	DEMOLITION PLAN
C3.1	VESTING TENTATIVE MAP
C3.2	SECTIONS
C4.1	PRELIMINARY CIVIL SITE PLAN
C5.1	PRELIMINARY GRADING & DRAINAGE PLAN
C6.1	PRELIMINARY UTILITY PLAN
C7.1	PRELIMINARY STORMWATER QUALITY CONTROL PLAN
C7.2	PRELIMINARY STORMWATER QUALITY CONTROL CALCS
C8.1	PRELIMINARY SITE FIRE ACCESS PLAN

DEVELOPER

SARES REGIS GROUP
ATTN: ANDREW TURCO
901 MARINERS ISLAND BOULEVARD, SUITE 700
SAN MATEO, CA 94404
ATurco@srgnc.com

ARCHITECT

BDE ARCHITECTURE
ATTN: IAN MURPHY
950 HOWARD STREET
SAN FRANCISCO, CA 94103
415-677-0966

CIVIL ENGINEER

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: MARK A. KNUDSEN, P.E.
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
408-727-6665

LANDSCAPE ARCHITECT

THE GUZZARDO PARTNERSHIP
ATTN: MORGAN BURKE
PIER 9, THE EMBARCADERO, SUITE 15
SAN FRANCISCO, CA 94111
415-433-4672

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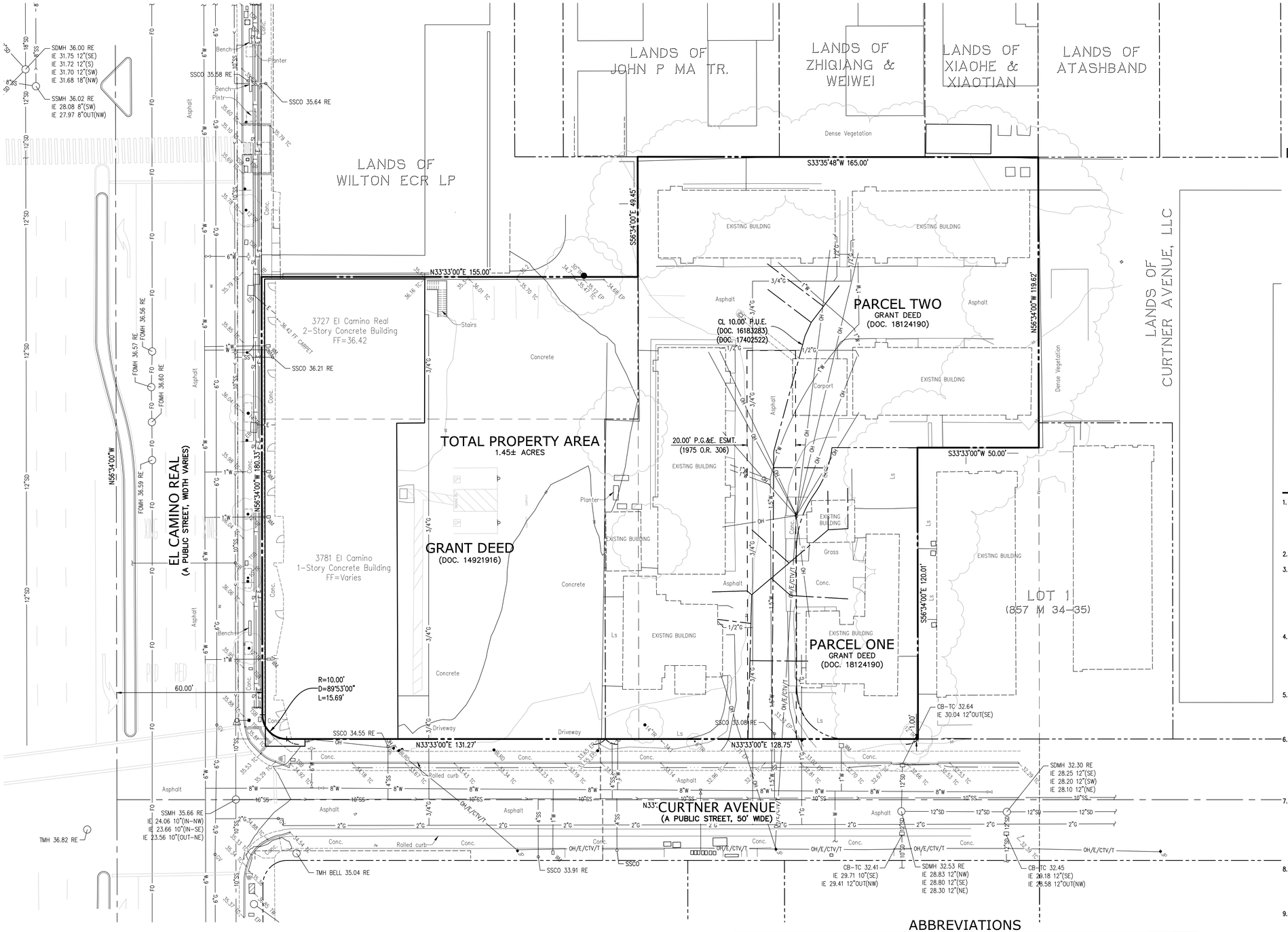

NOTE: THIS SITE HAS FIBER OPTIC LINES LOCATED ON OR ADJACENT TO IT.

LEGEND

- BUILDING LINE
- CENTER LINE
- CONCRETE/BLOCK WALL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- 100 CONTOUR LINE–MAJOR
- 101 CONTOUR LINE–MINOR
- DRIVEWAY
- EASEMENT LINE
- EDGE OF PAVEMENT
- EDGE OF WATER/FLOWLINE
- FEMA FLOOD ZONE BOUNDARY
- FENCE LINE
- LOT LINE
- MONUMENT/MONUMENT LINE
- OH OVERHEAD POWER LINE
- PROPERTY LINE
- SS SANITARY SEWER LINE–MANHOLE & CLEANOUT
- SIDEWALK
- 23.8 SPOT ELEVATION
- SD STORM DRAIN LINE–MANHOLE & CATCH BASIN
- T TELEPHONE LINE
- W WATER LINE & VALVE
- ACCESSIBLE PARKING SYMBOL
- ELECTROLIER
- FIRE HYDRANT
- HOSEBIBB
- POWER POLE/JOINT POLE
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- 12"TR TREE
- UTILITY BOX
- WATER VALVE

NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A POLICY FOR TITLE INSURANCE, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED AUGUST 2, 1999, NUMBER 628-128851, AND A CLTA OWNER'S POLICY, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 2, 2004, NUMBER 635985. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
4. UTILITY INFORMATION HEREON IS IN PROGRESS AT THIS TIME. A REQUEST WAS MADE TO THE RESPECTIVE AGENCIES FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES ON THIS SITE. AS OF 05-28-24, THEY HAD NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES, ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.
5. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
6. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0017H FOR COMMUNITY NUMBER 060348 (CITY OF PALO ALTO), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "X(SHADED)". ACCORDING TO FEMA THE DEFINITION OF ZONE "X(SHADED)" IS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
7. BENCHMARK:
   CITY OF PALO ALTO BENCHMARK 2228; PARK/MARGARITA, CATCH BASIN "O" IN RON S.W. CORNER

   ELEVATION = 25.69 (NGVD29 DATUM, 1993)

   ELEVATIONS SHOWN HEREON ARE BASED ON NGVD29. TO CONVERT TO NAVD88 ADD 3.382 FEET TO THE ELEVATIONS SHOWN. DATUM CONVERSION WAS OBTAINED FROM THE NGS VERTCON WEBSITE (WWW.NGS.NOAA.GOV/CGI-BIN/VERTCON/VERT_CON.PRL).
8. BASIS OF BEARINGS:
   THE BEARING OF NORTH 33° 33' 00" EAST TAKEN ON THE NORTHWESTERLY RIGHT OF WAY LINE OF CURTNER AVENUE AS SHOWN ON THAT CERTAIN TRACT MAP NO. 10278 FILED FOR RECORD ON JUNE 12, 2015, IN BOOK 884 OF MAPS AT PAGES 12 AND 13, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
9. CORNER RECORD NOTE:
   THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.
10. THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY AEROTAS IN BEAVERTON, OREGON, JOB NUMBER 45297. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 05-13-24, ORIGINAL COMPILED MAP SCALE 1"=20', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON A LOCAL, ASSUMED COORDINATE SYSTEM. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, SANTA CLARA, CA.
    NOTE: DASHED CONTOURS REPRESENT OBSCURED GROUND AND MAY NOT MEET NATIONAL MAP ACCURACY STANDARDS.

ABBREVIATIONS

BC	BACK OF CURB	FW	FACE OF WALL	SL	STREET LIGHT
BL	BUILDING LINE	GB	GRADE BREAK	SSCO	SANITARY SEWER CLEAN OUT
BLRD	BOLLARD	GV	GAS VALVE	SSMH	SANITARY SEWER MANHOLE
BW	BACK OF WALK	IE	INVERT ELEVATION	ST	START
C-FC	CONCRETE @ FACE OF CURB	IP	IRON PIPE	SW	SOUTH WEST
CL	CENTER LINE	JP	JOINT POWER POLE	TB	TELEPHONE BOX
COMM	COMMUNICATION	LS	LANDSCAPE	TC	TOP OF CURB
CONC	CONCRETE	N	NORTH	TMH	TELEPHONE MANHOLE
DR	DOOR	NE	NORTH EAST	TOP	GRADE BREAK LINE TOP
E	EAST	NW	NORTH WEST	TR	TOP OF RAMP
EB	ELECTRIC BOX	OH	OVERHEAD	TRD	TRUNCATED DOME
EC	EDGE OF CONCRETE	P-FC	PAVEMENT @ FACE OF CURB	TSB	TRAFFIC SIGNAL BOX
EL	ELEVATION	POC	POINT OF CONNECTION	TSP	TRAFFIC SIGNAL POLE
EMH	ELECTRICAL MANHOLE	RE	RIM ELEVATION	TW	TOP OF WALL
EP	EDGE OF PAVEMENT	S	SOUTH	UB	UNKNOWN UTILITY BOX
EW	EDGE OF WALK	SDMH	STORM DRAIN MANHOLE	W	WEST
FF	FINISH FLOOR	SE	SOUTH EAST	WM	WATER METER
FH	FIRE HYDRANT			WV	WATER VALVE
FL	FLOW LINE				

PREPARED BY OR UNDER THE SUPERVISION OF DATE
KELLY S. JOHNSON, P.L.S. 9126
KJOHNSON@KIERWRIGHT.COM

PROFESSIONAL LAND SURVEYOR
KELLY S. JOHNSON
No. 9126
STATE OF CALIFORNIA

SARES REGIS | KIER+WRIGHT

3781 EL CAMINO REAL - PALO ALTO

EXISTING CONDITIONS PLAN

TM2.1

NOV. 13, 2025

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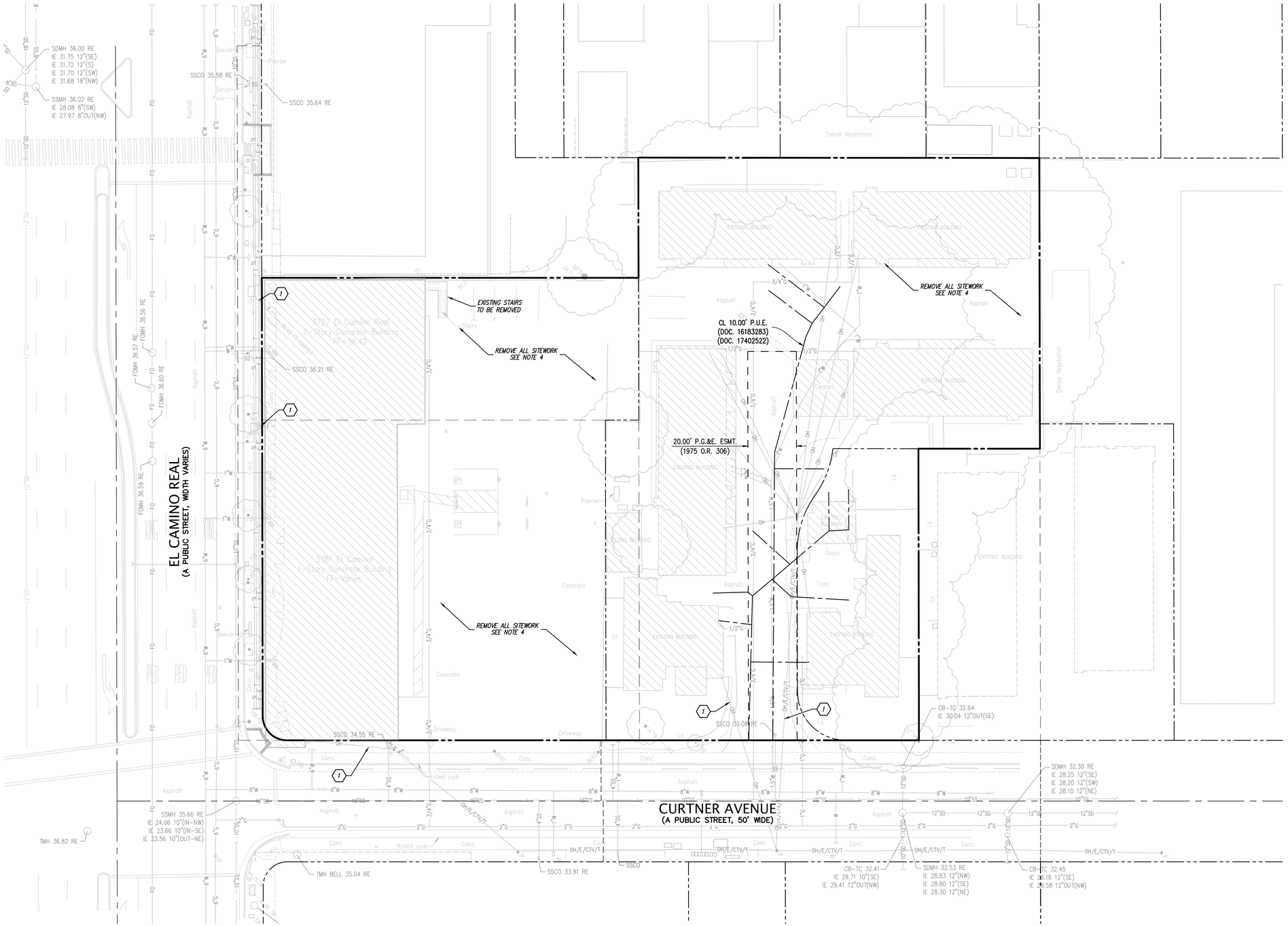

NORTH

0 10 20 40 60

Scale 1" = 20'

DEMOLITION NOTES

1. *REMOVE ALL LANDSCAPE GROUND COVER AND SHRUBS WITHIN PROJECT LIMIT OF WORK.*
2. *REFER TO PLANS BY THE GUZZARDO PARTNERSHIP FOR TREE DISPOSITION PLAN REGARDING TREES TO BE REMOVED, PROTECTED OR RELOCATED.*
3. *REMOVE EXISTING BUILDING, UNDERSLAB UTILITIES AND FOUNDATION IN ENTIRETY.*
4. *SITEWORK DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL CONCRETE, AC PAVEMENT, BASE ROCK SUBGRADE AND ALL UTILITIES (NOT DESIGNATED FOR PROTECTION) WITHIN PROJECT LIMIT OF WORK.*
5. *REMOVE ALL IRRIGATION WITHIN LIMIT OF WORK.*
6. *ALL EXISTING WATER, GAS, AND WASTEWATER SERVICES THAT WILL NOT BE REUSED SHALL BE DISCONNECTED AT THE MAIN AND ABANDONED PER CPAU WGW UTILITIES LATEST STANDARDS. CPAU TO REVIEW ANY REQUEST FOR PUE VACATE.*
7. *ALL UTILITY SYSTEMS THAT CURRENTLY SERVE EXISTING BUILDINGS WITHIN THE HISTORICAL EASEMENT AREA WILL NEED TO BE EVALUATED FOR RELOCATION BEFORE BEING TAKEN OUT OF SERVICE AND REMOVED UNDER THE PROPOSED PROJECT SCOPE OF DEMOLITION WORK.*
8. *THE INSTALLATIONS AND DISCONNECTIONS OF CITY GAS, WATER, & WASTEWATER SERVICES/LATERALS WILL BE PERFORMED BY CPAU.*
9. *THE WATER AND WASTEWATER DISCONNECTIONS OF CITY SERVICES/LATERAL WILL OCCUR DURING NEW INSTALLATIONS.*
10. *THE PRIVATE WATER AND WASTEWATER LINES WILL BE DISCONNECTED AND CAPPED OUTSIDE OF THE CONSTRUCTION AREA BEFORE THE START OF DEMOLITION/DECONSTRUCTION.*

DEMOLITION KEYNOTES

(1) *EX. OH LINES AND UNDERGROUND ELECTRICAL LINES CONNECTING TO PROPERTY SHALL BE REMOVED.*

DEMOLITION LEGEND

REMOVE EXISTING BUILDING, UNDERSLAB UTILITIES AND FOUNDATION IN ENTIRETY.

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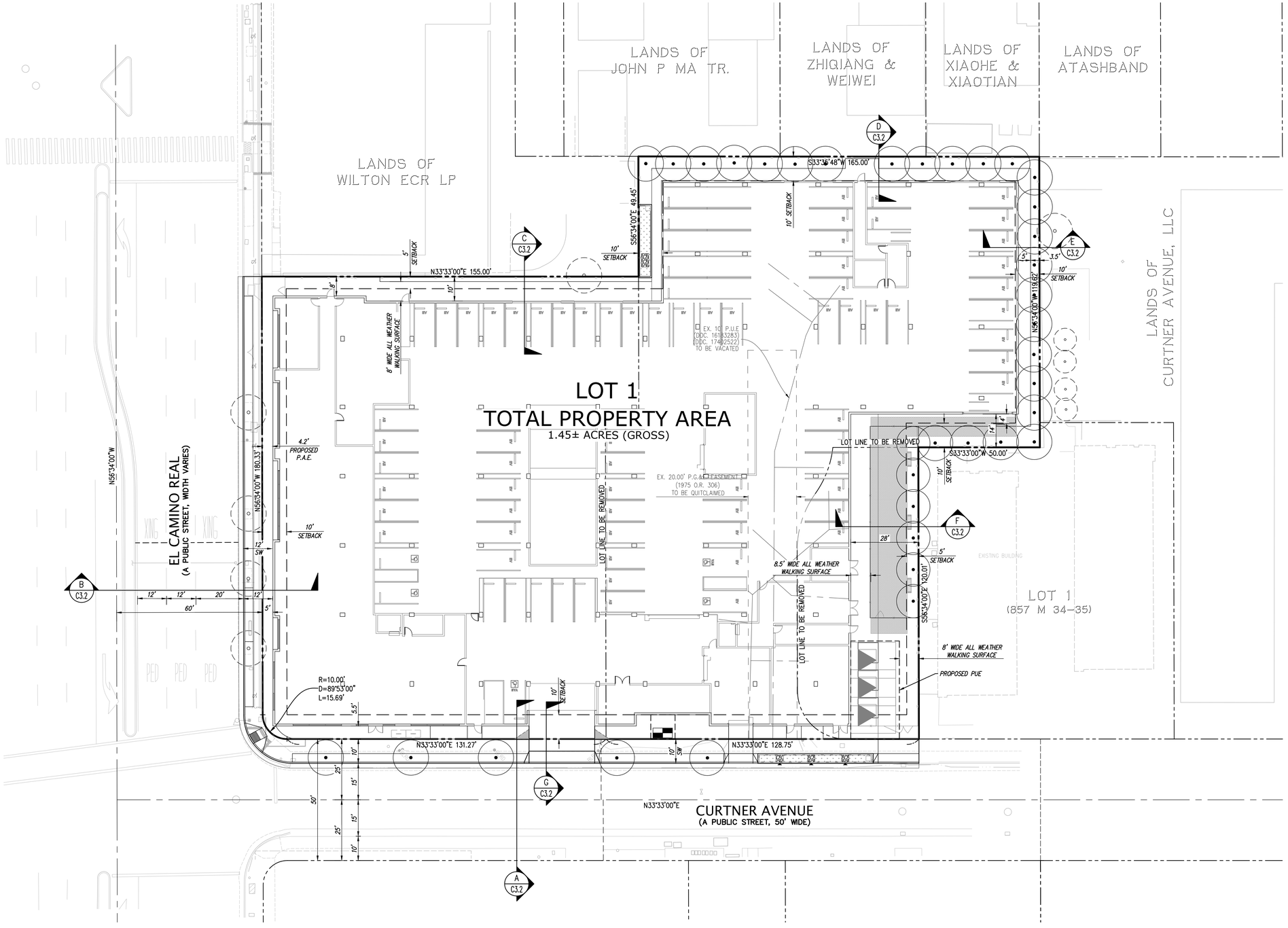

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Scale 1" = 20'

LEGEND

- ADJACENT PROPERTY LINE
- STREET CENTERLINE OR MONUMENT LINE
- DISTINCTIVE BORDER
- PROPOSED INTERIOR PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT CENTERLINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- 4' X 6' VISION TRIANGLE

ABBREVIATIONS

P.A.E.	PUBLIC ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

SUBDIVISION NOTES

1. THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT ARTICLE 2, SECTION 66452 AND CHAPTER 4.5, AS APPLICABLE. ALL DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATELY ONLY AND SUBJECT TO CHANGE.
2. THE TOTAL AREA SHOWN WITHIN THE DISTINCTIVE BORDER IS APPROXIMATELY 1.45± ACRES. ALL PROPOSED DISTANCES AND BEARINGS SHOWN SHOWN ARE APPROXIMATE AND WILL BE FINALIZED AT THE PARCEL MAP STAGE.
3. AREAS OUTSIDE THE BUILDING FOOTPRINT SHALL BE COMMON AREA UNLESS OTHERWISE NOTED OR SHOWN IN THE LEGEND. THESE NON-BUILDABLE AREAS WILL BE DESIGNATED AS EASEMENTS FOR PRIVATE INGRESS AND EGRESS, EMERGENCY VEHICLE ACCESS, SHARED UTILITIES, PRIVATE DRAINAGE AND RELATED REQUIREMENTS.
4. ADDITIONAL PRIVATE EASEMENT NEEDS MAY BE IDENTIFIED IN FURTHER STAGES OF DESIGN, AND WILL BE RECORDED THROUGH SEPARATE INSTRUMENTS. ALL EXISTING EASEMENTS ON-SITE ARE TO BE QUITCLAIMED OR VACATED, UNLESS NOTED OTHERWISE.
5. IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, SECTION 66456.1, MULTIPLE FINAL MAPS MAY BE FILED UNDER THE APPROVAL OR CONDITION APPROVAL OF THIS VESTING TENTATIVE MAP. PHASED FINAL MAPS MAY INCLUDE LOTS WHICH CORRESPOND TO PROPOSED BUILDINGS OR THOSE WHICH MAY EXIST IN A PARTICULAR PHASE. THE SUBDIVIDER RESERVES THE RIGHT TO IMPLEMENT THE ORDER OF PHASING AND THE NUMBER OF LOTS TO BE INCLUDED IN ANY SPECIFIC PHASE. LOT NUMBERING MAY DIFFER ON PHASED FINAL MAPS AS LONG AS THE RESPECTIVE LOT CONFIGURATIONS REMAIN SUBSTANTIALLY THE SAME AS SHOWN ON THIS MAP.
6. COVENANTS, CONDITIONS & RESTRICTIONS (CC&R's) WILL BE PREPARED TO FACILITATE AND MANAGE THE OPERATIONS, MAINTENANCE AND RELATED FUNCTIONS OF THE COMMON AREAS.

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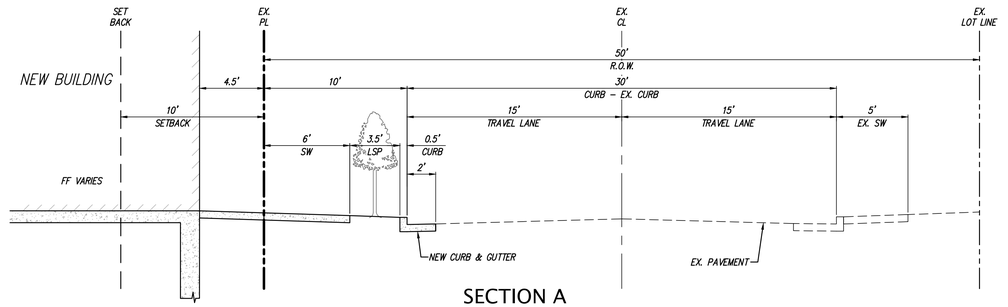

SECTION A

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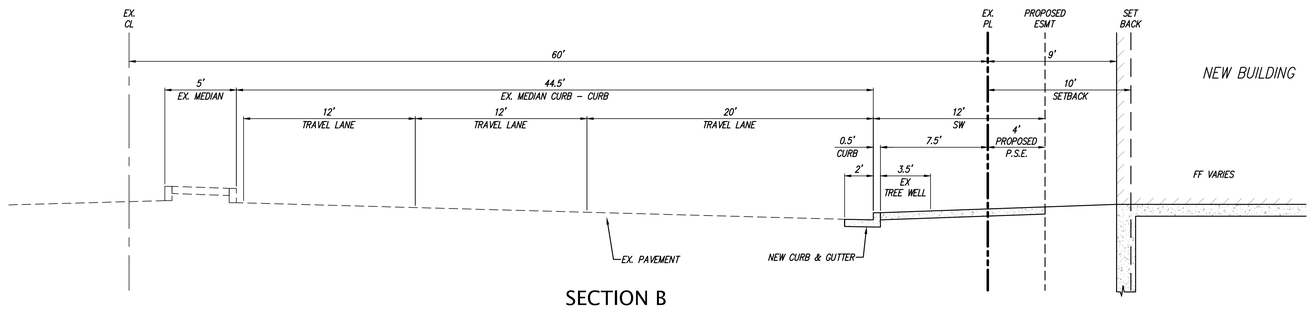

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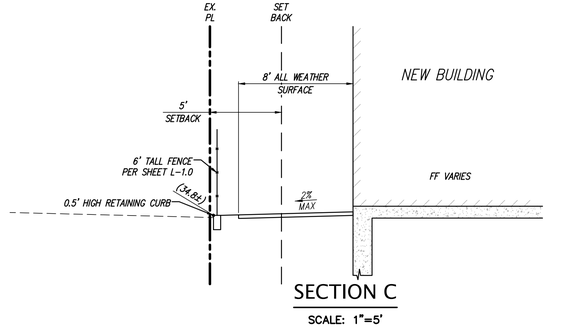

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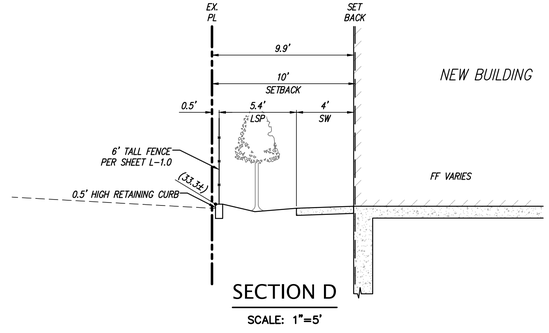

SECTION D

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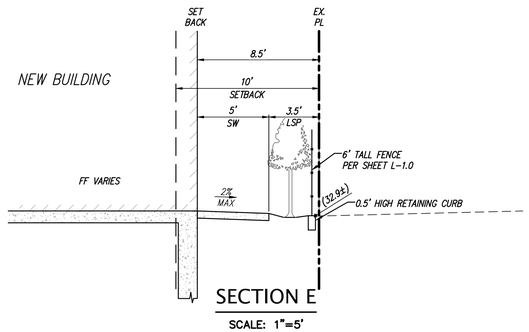

SECTION E

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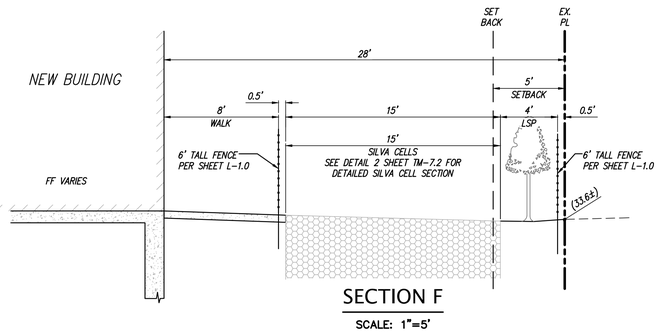

SECTION F

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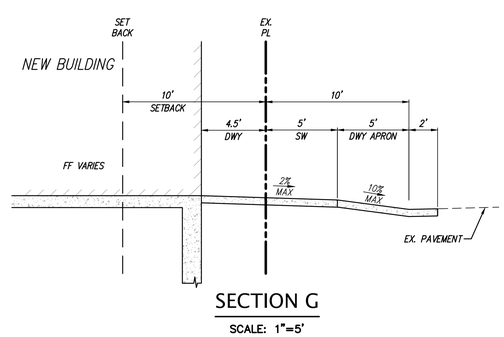

SECTION G

SCALE: 1"=5'

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NORTH

0 10 20 40 60

Scale 1" = 20'

EL CAMINO REAL
(A PUBLIC STREET, WIDTH VARIES)

CURTNER AVENUE
(A PUBLIC STREET, 50' WIDE)

3727 El Camino Real
2-Story Concrete Building
FF=36.42

3781 El Camino Real
1-Story Concrete Building
FF=Varies

EXISTING BUILDING

Dense Vegetation

Asphalt

Concrete

Carport

Planter

Bench

Grass

Driveway

Rolled curb

SDMH 36.00 RE
IE 31.75 12"(SE)
IE 31.72 12"(S)
IE 31.70 12"(SW)
IE 31.68 18"(NW)

SSMH 36.02 RE
IE 28.08 8"(SW)
IE 27.97 8"OUT(NW)

SSCO 35.58 RE

SSCO 35.64 RE

SSCO 35.21 RE

SSCO 34.55 RE

SSCO 33.91 RE

FDMH 36.57 RE

FDMH 36.60 RE

FDMH 36.59 RE

SSMH 35.66 RE
IE 24.06 10"(IN-NW)
IE 23.66 10"(IN-SE)
IE 23.56 10"(OUT-NE)

TMH 36.82 RE

TMH BELL 35.04 RE

SDMH 32.30 RE
IE 28.25 12"(SE)
IE 28.20 12"(SW)
IE 28.10 12"(NE)

CB-TC 32.64
IE 30.04 12"OUT(SE)

CB-TC 32.41
IE 29.71 10"(SE)
IE 29.41 12"OUT(NW)

SDMH 32.53 RE
IE 28.83 12"(NW)
IE 28.80 12"(SE)
IE 28.30 12"(NE)

CB-TC 32.45
IE 30.18 12"(SE)
IE 29.58 12"OUT(NW)

INSTALL NEW BEVELED CURB FOR FIRE ACCESS

8' WIDE ALL WEATHER WALKING SURFACE

EX. 10' P.U.E (DOC. 16183283) (DOC. 17402522) TO BE VACATED

EX. 20.00' P.G.&E. EASEMENT (1975 O.R. 306) TO BE QUITCLAIMED

4.2' PROPOSED P.A.E.

10' SETBACK

5' SETBACK

28'

PROPOSED PUE

10' x 10' PUE FOR WATER METER

4' X 6' VISION TRIANGLE

EXISTING BUS STOP TO REMAIN

INSTALL NEW TYPE A2 CURB AND GUTTER PER CALTRANS SHEET A87A

INSTALL CASE A CURB RAMP PER CALTRANS STANDARD PLAN A88A

INSTALL RED CURB "NO PARKING" WITH 20' OF INTERSECTIONS

INSTALL NEW TYPE A CURB & GUTTER PER CITY OF PALO STANDARD DETAIL SD-133

INSTALL NEW DRIVEWAY PER CITY OF PALO STANDARD DWG NO. 122.

INSTALL WHITE STRIPING FOR DELIVERY/RIDE SHARE DROP OFF FROM END OF RED CURB AT PLANTER TO DRIVEWAY

INSTALL RED CURB "NO PARKING" ALONG FLOW-THROUGH PLANTER

INSTALL WHITE STRIPING FOR DELIVERY/RIDE SHARE DROP OFF FROM END OF RED CURB AT PLANTER TO DRIVEWAY

13' 12' 20' 12' SW

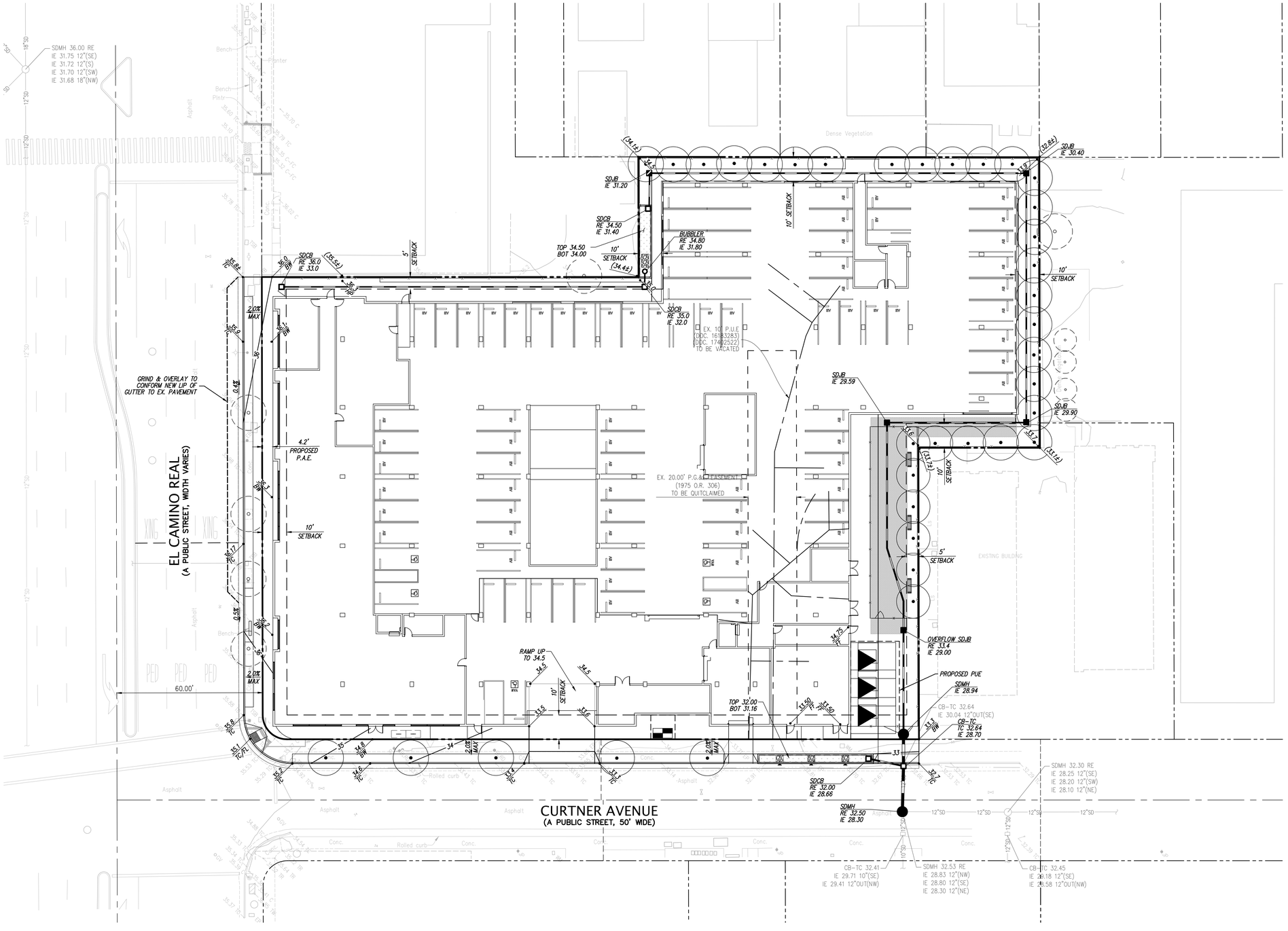
60'

25' 15' 50'

4.5'

6' SW

27'



GRADING AND DRAINAGE LEGEND

PROPOSED	EXISTING	DESCRIPTION
		CONTOUR LINE
		PROPERTY LINE
		LANDSCAPE FENCE
		STORM DRAIN-MANHOLE & CATCH BASIN
		THRU CURB DRAIN
100.00	+100.00	SPOT ELEVATION
1.50%	1.50%	SLOPE (PERCENTAGE)
		UTILITY BOX
AD	AD	AREA DRAIN
BW	BW	BACK OF WALK
BLDG	BLDG	BUILDING
CB	CB	CATCH BASIN
C	C	CONCRETE
DIP	DIP	DUCTILE IRON PIPE
FC	FC	FACE OF CURB
FF	FF	FINISHED FLOOR
FL	FL	FLOW LINE
GB	GB	GRADE BREAK
HP	HP	HIGH POINT
IE	IE	INVERT ELEVATION
LP	LP	LOW POINT
NEF	NEF	NON-EXPANSIVE FILL
OF	OF	OVERFLOW
PV	P	PAVEMENT
R	R	RIDGE
RE	RE	RIM ELEVATION
SDJB	SDJB	STORM DRAIN JUNCTION BOX
SDMH	SDMH	STORM DRAIN MANHOLE
TC	TC	TOP OF CURB

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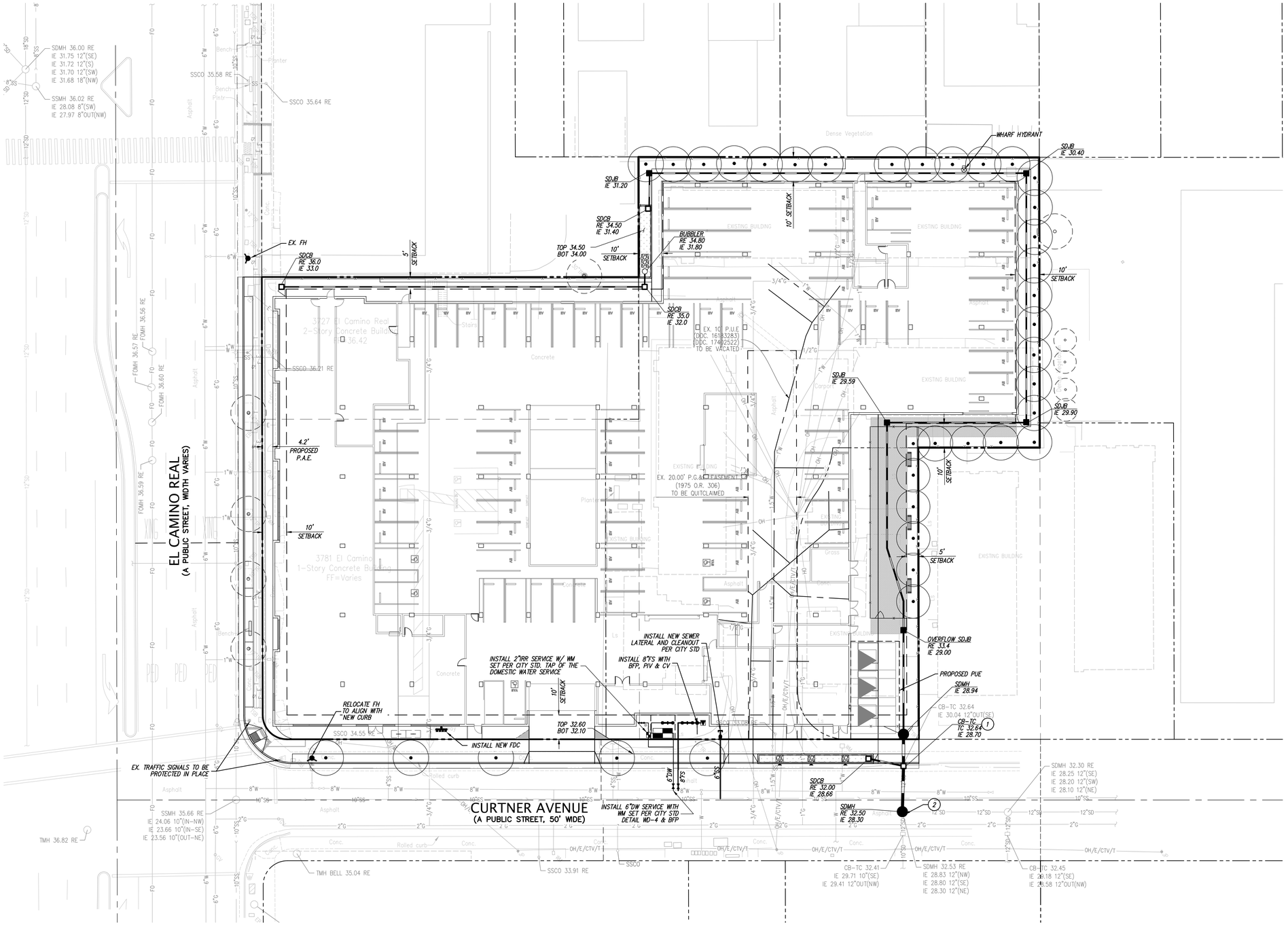

UTILITY LEGEND

PROPOSED	EXISTING	DESCRIPTION
E	E	ELECTRIC LINE
FS	FS	FIRE SERVICE & VALVE
FO	FO	FIBER OPTICS LINE
G	G	GAS LINE-VALVE & METER
OH	OH	OVERHEAD POWER LINE
JT	JT	JOINT TRENCH LINE
PERF. PIPE	PERF. PIPE	PERFORATED STORM DRAIN PIPE
		PROPERTY LINE
SS	SS	SANITARY SEWER-MANHOLE & CLEANOUT
100.00	+ 300.00	SPOT ELEVATION
SD	SD	STORM DRAIN-MANHOLE & CATCH BASIN
		THRU CURB DRAIN
T	T	TELEPHONE LINE
W	W	WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		WALK-BOLLARD LIGHT
		FIRE HYDRANT
		POST INDICATOR VALVE
		POWER POLE/JOINT POLE
		TRANSFORMER
		TRAFFIC SIGN
		UTILITY BOX
		4' X 6' VISION TRIANGLE
AD	AD	AREA DRAIN
ASR	ASR	AUTOMATIC SPRINKLER RISER
BFPD	BFPD	BACKFLOW PREVENTION DEVICE
CB	CB	CATCH BASIN
COTG	COTG	CLEANOUT TO GRADE
DDCV	DDCV	DOUBLE DETECTOR CHECK VALVE
DS	DS	DOWN SPOUT
FF	FF	FINISHED FLOOR
FH	FH	FIRE HYDRANT
FL	FL	FLOW LINE
IE	IE	INVERT ELEVATION
LT	LT	LIGHT
POC	POC	POINT OF CONNECTION
PIV	PIV	POST INDICATOR VALVE
RWL	RWL	RAIN WATER LEADER
RE	RE	RIM ELEVATION
SSCO	SSCO	SANITARY SEWER CLEANOUT
SSMH	SSMH	SANITARY SEWER MANHOLE
SDMH	SDMH	STORM DRAIN MANHOLE
SDJB	SDJB	STORM DRAIN JUNCTION BOX
SL	SL	STREET LIGHT
SLB	SLB	STREET LIGHT BOX
WM	WM	WATER METER
WV	WV	WATER VALVE

UTILITY NOTES

1. PROPOSED DRY UTILITIES BY OTHERS SHALL BE UNDERGROUNDED
2. AN APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY AND REDUCED PRESSURE DETECTOR ASSEMBLY ARE REQUIRED - RPPA & RPDA BACKFLOW PREVENTERS. THE RPPA AND RPDA SHALL BE INSTALLED ON THE OWNER'S PROPERTY AND DIRECTLY BEHIND THE WATER METER AND THE CITY'S FIRE SERVICE PER THE CITY'S STANDARD DETAIL WD-11A AND WD-12A.
3. A PROFILE OF THE SEWER LATERAL IS REQUIRED, SHOWING ANY POSSIBLE CONFLICTS WITH THE STORM, ELECTRIC/COMMUNICATIONS DUCT BANKS, OR OTHER UTILITIES. THIS WILL BE PROVIDED IN THE BUILDING PERMIT DRAWINGS.
4. A WATER AND WASTEWATER CAPACITY STUDY SHALL BE PREPARED BY THE PROJECT CIVIL ENGINEER AND SUBMITTED TO THE CITY OF PALO ALTO UTILITIES ENGINEERING DIVISION FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE. THE STUDY SHALL INCLUDE ON-SITE AND OFF-SITE FLOW CAPACITY CALCULATIONS FOR DOMESTIC, IRRIGATION, FIRE, AND WASTEWATER SYSTEMS, AND SHALL COMPLY WITH CPAU REQUIREMENTS. FLOW MONITORING OR SYSTEM UPGRADES SHALL BE PERFORMED IF REQUIRED BY THE CITY.
5. THIS IS AN "ALL-ELECTRIC" BUILDING PROJECT NO NEW GAS SERVICE OR GAS HOOKUPS WILL BE INSTALLED.

UTILITY KEYNOTES

1	REPLACE THE EXISTING INLET ON CURTNER WITH CITY STD DETAIL 302.
2	REPLACE THE EXISTING SDMH ON CURTNER WITH CITY STD DETAIL 314

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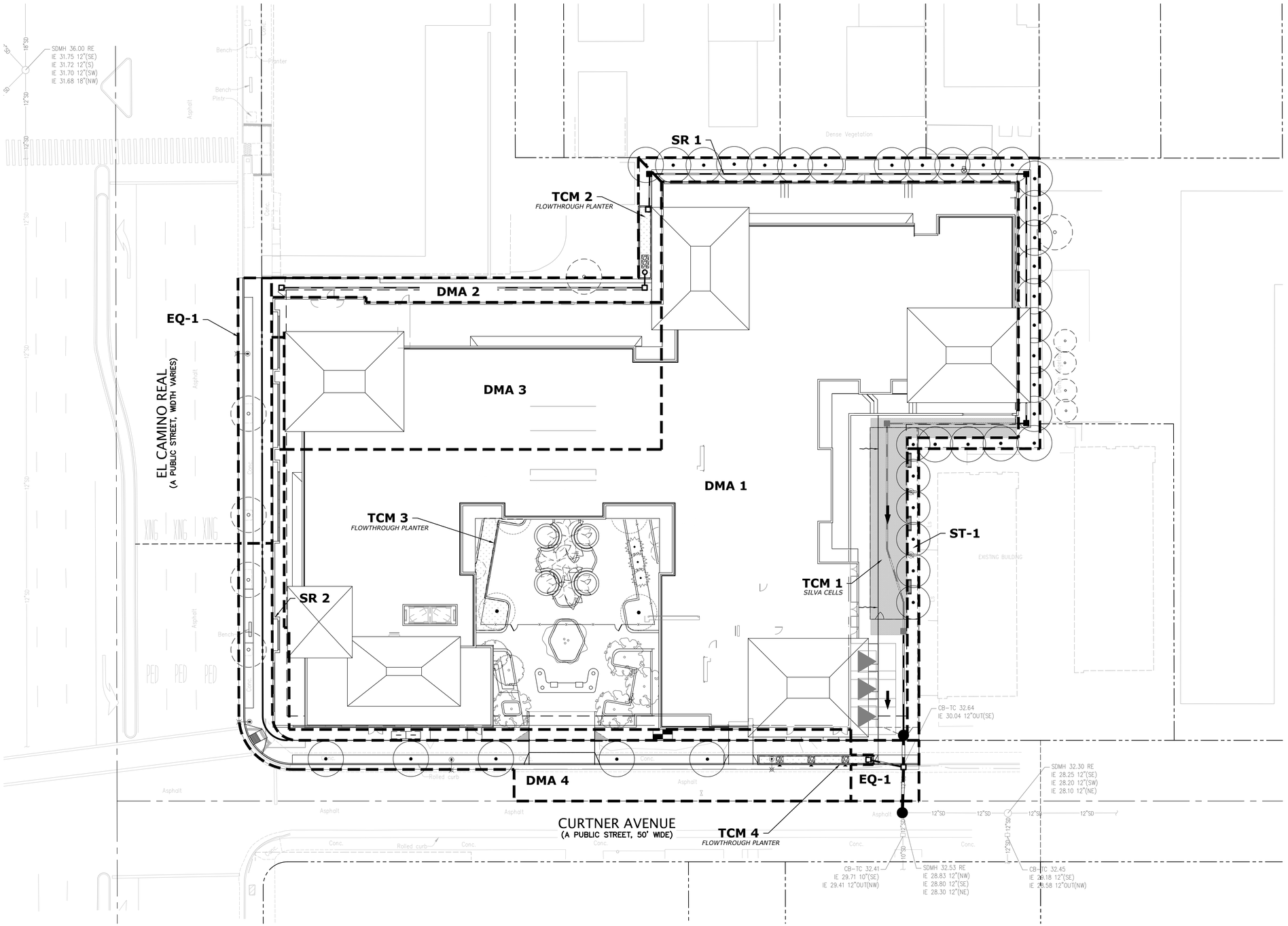

STORMWATER LEGEND

	TRIBUTARY AREA LIMITS
	FLOW THROUGH PLANTER
DMA	DRAINAGE MANAGEMENT AREA
SR	SELF RETAINING AREA
ST	SELF TREATING AREA
TCM	TREATMENT CONTROL MEASURE
	OVERLAND RELEASE
	SILVA CELLS
	DRAINAGE FLOW

STORMWATER NOTES

1. *THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT AS IT IS NOT LOCATED WITHIN A SUBWATERSHED AREA LESS THAN 65% IMPERVIOUSNESS ON THE HM APPLICABILITY MAP.*
2. *TRASH AND RECYCLING ENCLOSURES ARE LOCATED WITHIN THE BUILDING FOOTPRINT AND ARE NOT ON THE EXTERIOR.*
3. *ALL PLANT MATERIALS WITHIN LID STORMWATER TREATMENT SHALL ADHERE TO APPENDIX D OF THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT.*
4. *STORMWATER BEST MANAGEMENT PRACTICES (BMP'S) ASSOCIATED WITH REFUSE MANAGEMENT (INCLUDING ACTIONS RELATED TO REFUSE PICK-UP AND THE ENCLOSURE ITSELF SHALL BE FOLLOWED TO ENSURE POLLUTION PREVENTION AND PREVENTING POTENTIAL DISCHARGES TO THE CITY STORM DRAIN SYSTEM. STORMWATER BMP'S INCLUDE, BUT ARE NOT LIMITED TO, POWER WASHING THE PAVEMENT ON BOTH THE PRIVATE PROPERTY AND IN THE RIGHT-OF-WAY AND SIDEWALK A MINIMUM OF ONCE PER YEAR BEFORE THE WET SEASON BEGINS ON OCTOBER 1ST; UTILIZING A POWER WASHING CONTRACTOR THAT IS A RECOGNIZED SURFACE CLEANER BY THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA); DISPOSING OF WASH WATER ACCORDING TO THE RECOGNIZED SURFACE CLEANER CERTIFICATION REQUIREMENTS; AND REMOVING ANY POTENTIAL TRASH BUILD-UP ON A REGULAR BASIS.*
5. *STAFF FROM STORMWATER PROGRAM (WATERSHED PROTECTION DIVISION) MAY BE PRESENT DURING INSTALLATION OF STORMWATER TREATMENT MEASURES. CONTACT PAM BOYLE RODRIGUEZ, STORMWATER PROGRAM MANAGER, AT (650) 329-2421 BEFORE INSTALLATION.*
6. *BAY-FRIENDLY GUIDELINES: (rescapeca.org)*
7. *AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.*
8. *PAMC 16.09.165(H) STORM DRAIN LABELING - STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS, "NO DUMPING - FLOWS TO [CREEK]," OR EQUIVALENT.*
9. *DO NOT USE CHEMICAL FERTILIZERS, PESTICIDES, HERBICIDES OR COMMERCIAL SOIL AMENDMENT. USE ORGANIC MATERIALS REVIEW INSTITUTE (OMRI) MATERIALS AND COMPOST. REFER TO THE BAY-FRIENDLY LANDSCAPE GUIDELINES FOR GUIDANCE: http://www.stopwaste.org/resource/brochures/bay-friendly-landscape-guidelines-sustainable-practices-landscape-professional*
10. *PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO CURB OPENINGS/STORMWATER INLET STRUCTURES INTO FLOW-THOUGH PLANTERS OR BIORETENTION AREAS.*
11. *PROVIDE A MINIMUM 6-INCH PONDING DEPTH MEASURED FROM THE TOP OF BIORETENTION SOIL MEDIA (BSM) TO THE TOP OF THE OVERFLOW STRUCTURE IN ACCORDANCE WITH COUNTY C.3 REQUIREMENTS.*
12. *TCM 1 SILVA CELLS SHALL ROOF RUNOFF VIA RAINWATER LEADERS. TCM 2 FLOWTHROUGH PLANTER SHALL RECEIVE RUNOFF VIA BUBBLE-UP EMITTER FROM THE SD SYSTEM. TCM 3 FLOWTHROUGH PLANTER ON THE PODIUM SHALL RECIEVE WATER FROM THE ROOF RAINWATER LEADERS. TCM 4 OFFSITE FLOWTHROUGH PLANTER SHALL RECEIVE RUNOFF VIA CURB OPENINGS.*

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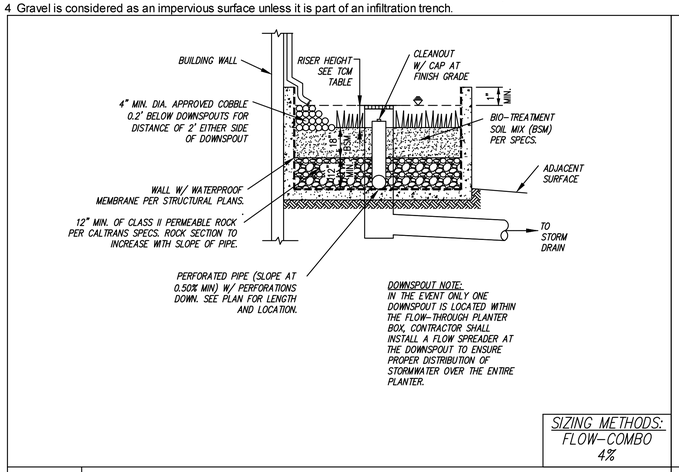
TREATMENT CONTROL MEASURE SUMMARY TABLE

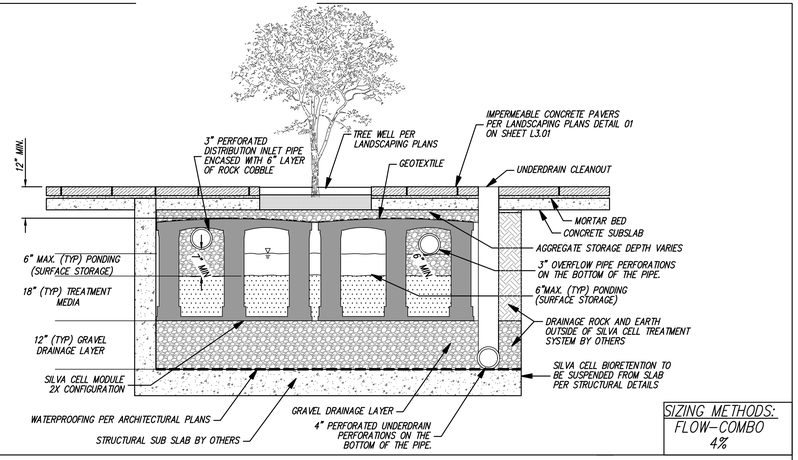
DMA #	TCM #	Location[1]	Treatment Type[2]	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area[4] (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite / Offsite Area Treated by LID or Non-LID TCM	Bioretention				Self Retaining / Treating		Comments
											Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Overflow Elevation (ft)	Storage Depth Required (ft)	Storage Depth Provided (ft)	
1	1	Onsite	Silva Cell Bioretention	LID	2C. Flow: 4% Method^2	45,580	42,220	0	3,360	73.09%	1,689	1,750	6	33.4	-	-	Silva cells under grasspave2 system.
2	2	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method^2	1,965	1,715	0	250	3.15%	69	156	6	34.9	-	-	-
3	3	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method^2	9,520	9,520	0	0	15.27%	381	381	6	-	-	-	flow through planters on podium to treat portion of the roof area
4	4	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	6,040	5,274	0	766	-	135	140	10	-	-	-	Of the 5,274 of impervious area, 2,460 is existing impervious area to remain that is being treated in-lieu of EQ-1.
EQ-1	NA	Offsite	Untreated	N/A	N/A	2,477	1,859	0	618	-	-	-	-	-	-	-	DMA 4 treats 2,460 sf of exisitng impervious area to remain in lieu of EQ-1 which is greater than the 1,859 not being treated.
SR1	NA	Onsite	Self-retaining areas (landscaped)	LID	N/A	2,760	1,100	0	1,660	4.43%	-	-	-	-	0.25	0.25	-
SR2	NA	Onsite	Self-retaining areas (landscaped)	LID	N/A	1,820	631	0	1,189	2.92%	-	-	-	-	0.25	0.25	-
ST1	NA	Onsite	Self-treating areas (landscaped)	LID	N/A	365	0	0	365	0.59%	-	-	-	-	-	-	-
ST2	NA	Onsite	Self-treating areas (landscaped)	LID	N/A	350	0	0	350	0.56%	-	-	-	-	-	-	-
					Totals:	68,400	60,460	0	7,940	100.00%							

Footnotes:
1 Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required
2 "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
3 Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
4 Gravel is considered as an impervious surface unless it is part of an infiltration trench.



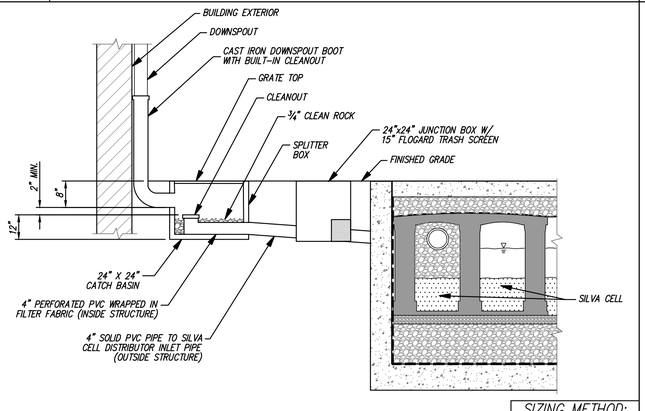
SIZING METHODS: FLOW-COMBO 4%

1 FLOW-THROUGH PLANTER (ABOVE GRADE)
N.T.S.



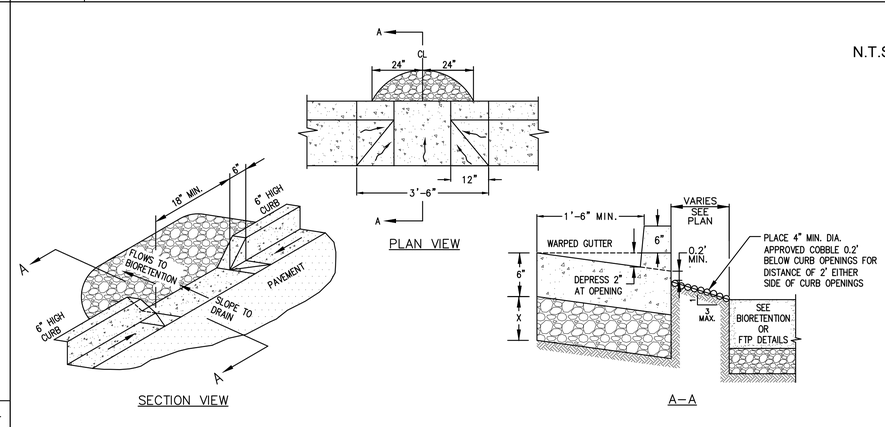
SIZING METHODS: FLOW-COMBO 4%

2 SILVA CELL BIORETENTION
N.T.S.



SIZING METHOD: COMBO FLOW-VOLUME

3 SILVA CELL SPLITTER BOX / TRASH SCREEN
N.T.S.



N.T.S.

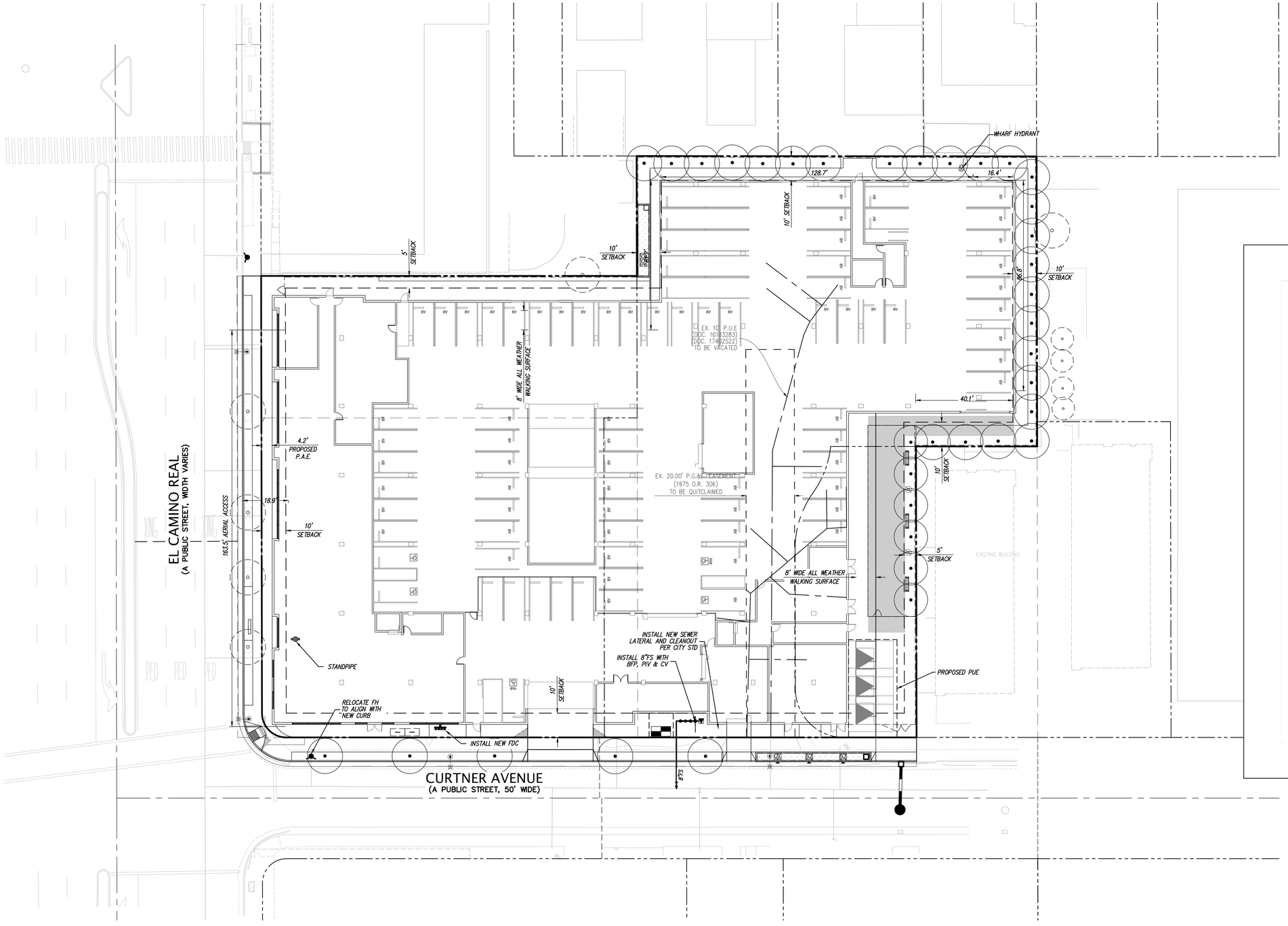
4 CURB OPENING
N.T.S.

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

TABLE 3
ROUTINE MAINTENANCE ACTIVITIES FOR SILVA CELL BIORETENTION

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	EVALUATE HEALTH OF TREES AND GROUNDCOVER. PRUNE ROPTS AND LIMBS AS REQUIRED. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION.	TWICE A YEAR
2	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP TREE WELL FILTER NEAT AND ORDERLY IN APPEARANCE.	AS NEEDED
3	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	AS NEEDED
4	CHECK THAT PLANTING MIX IS AT APPROPRIATE DEPTH AND REPLENISH AS NECESSARY. REPLENISH MULCH AS NEEDED.	BEFORE WET SEASON AND AS NECESSARY
5	REMOVE SEDIMENT, LITTER AND DEBRIS FROM TREE WELL FILTER. CONFIRM THAT NO CLOGGING WILL OCCUR AND THAT THE FILTER WILL DRAIN PER THE DESIGN SPECIFICATIONS. DISPOSE OF SEDIMENT, LITTER AND DEBRIS PROPERLY.	BEFORE WET SEASON AND AS NECESSARY
6	INSPECT TREE WELL FILTER TO ENSURE THAT IT DRAINS BETWEEN STORMS PER DESIGN SPECIFICATIONS.	PERIODICALLY OR AS NEEDED AFTER STORM EVENTS
7	INSPECT OVERFLOW PIPE TO ENSURE THAT IT WILL SAFELY CONVEY EXCESS FLOWS TO STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING.	AS NECESSARY
8	INSPECT ENERGY DISSIPATORS FOR ITEMS THAT HAVE BEEN REMOVED OR MISSING. REPLACE COBBLES AS NEEDED AND CONFIRM THAT THEY ARE WORKING AS INTENDED.	ANNUALLY
9	INSPECT TREE WELL FILTER USING THE ATTACHED INSPECTION CHECKLIST.	MONTHLY, OR AFTER LARGE STORM EVENTS, AND AFTER REMOVAL OF ACCUMULATED DEBRIS OR MATERIAL



FIRE FLOW ANALYSIS
FOR
3781 EL CAMINO REAL, PALO ALTO

Fire Flow Analysis (Mixed Const. Type)
Analysis based on CFC 2022 Table B105.1(2) and California State Fire Marshal Code Interpretation #11-015.

Floors 1 and 2: **Type IA – Total Area: 98,276.66 sq. ft.**
Floor 01 = 49,248.50 sq. ft.
Floor 02 = 49,028.16 sq. ft.

Floors 3 thru 7: **Type IIIA - Total Area: 201,552.98 sq. ft.**
Floor 03 = 49,073.57 sq. ft.
Floor 04 = 38,017.93 sq. ft.
Floor 05 = 38,269.65 sq. ft.
Floor 06 = 38,269.65 sq. ft.
Floor 07 = 37,922.18 sq. ft.

Total building area:
98,276.66 (Type IA) + 201,552.98 (Type IIIA) = 299,829.64 sf

Fire Flow per Construction Type:
IA @ 299,829.64 sf = 6000 gpm
IIIA @ 299,829.64 sf = 6000 gpm

Percent of Building:
IA = 98,276.66/299,829.64 X 100 = 32.78%
IIB = 201,552.98/299,829.64 X 100 = 67.22%

Therefore:
(0.3278 x 6000) + (0.6722 x 6000) = 6000 gpm

Summary:

Palo Alto Fire Dept. allows a 75% reduction when standard spray fire sprinkler heads are installed within bldg. Therefore, required fire flow is 1500 gpm at 20 psi

Palo Alto Fire Dept. allows a 50% reduction when extended coverage fire sprinkler heads are installed within bldg. Therefore, required fire flow is 3000 gpm at 20 psi

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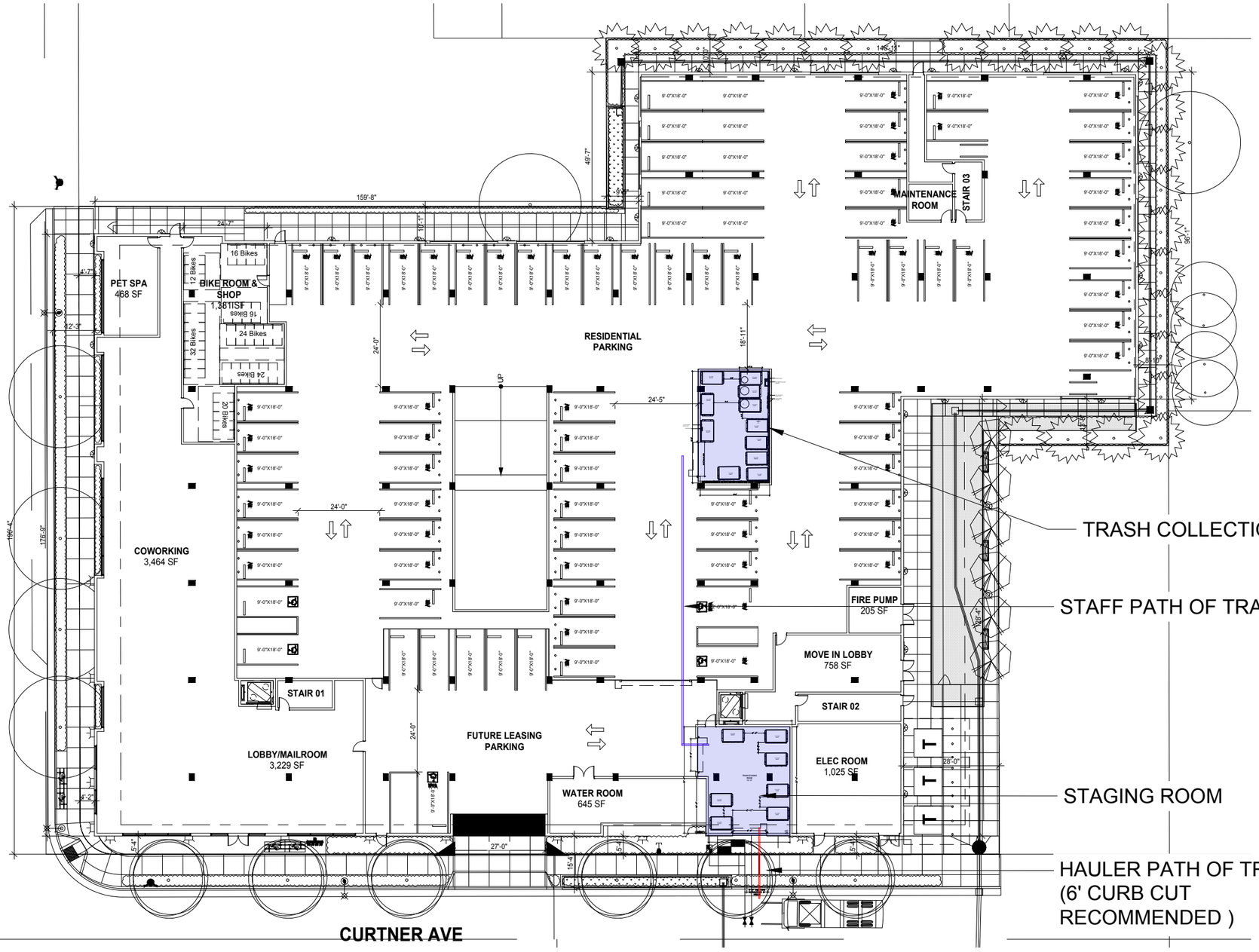

OVERALL PLAN / STAGING
LEVEL 1

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
CONSULTINGPROJECTS@TRASHMANAGE.COM
CONSULTANT

BDE
ARCHITECT

SARES REGIS GROUP
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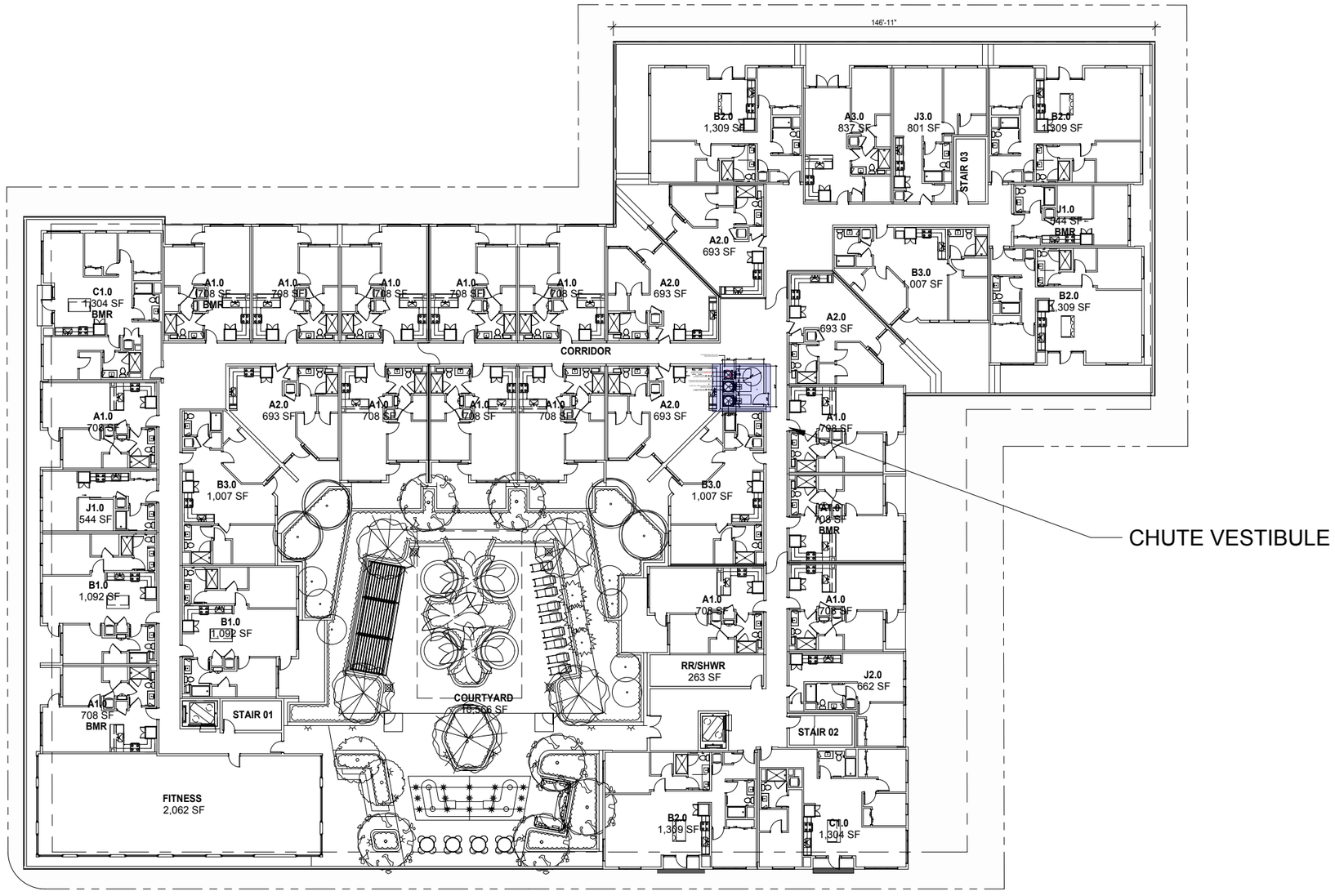
3781 EL CAMINO REAL - PALO ALTO
PROJECT

OVERALL PLAN / STAGING
LEVEL 1
DRAWING TITLE

PROJECT NO.	
DRAWN	PK
APPROVED	DU
DATE	02/24/2026
SCALE	1/32"=1'-0"

DRAWING NO.
TR0.1



OVERALL PLAN LEVEL 3

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
CONSULTINGPROJECTS@TRASHMANAGE.COM
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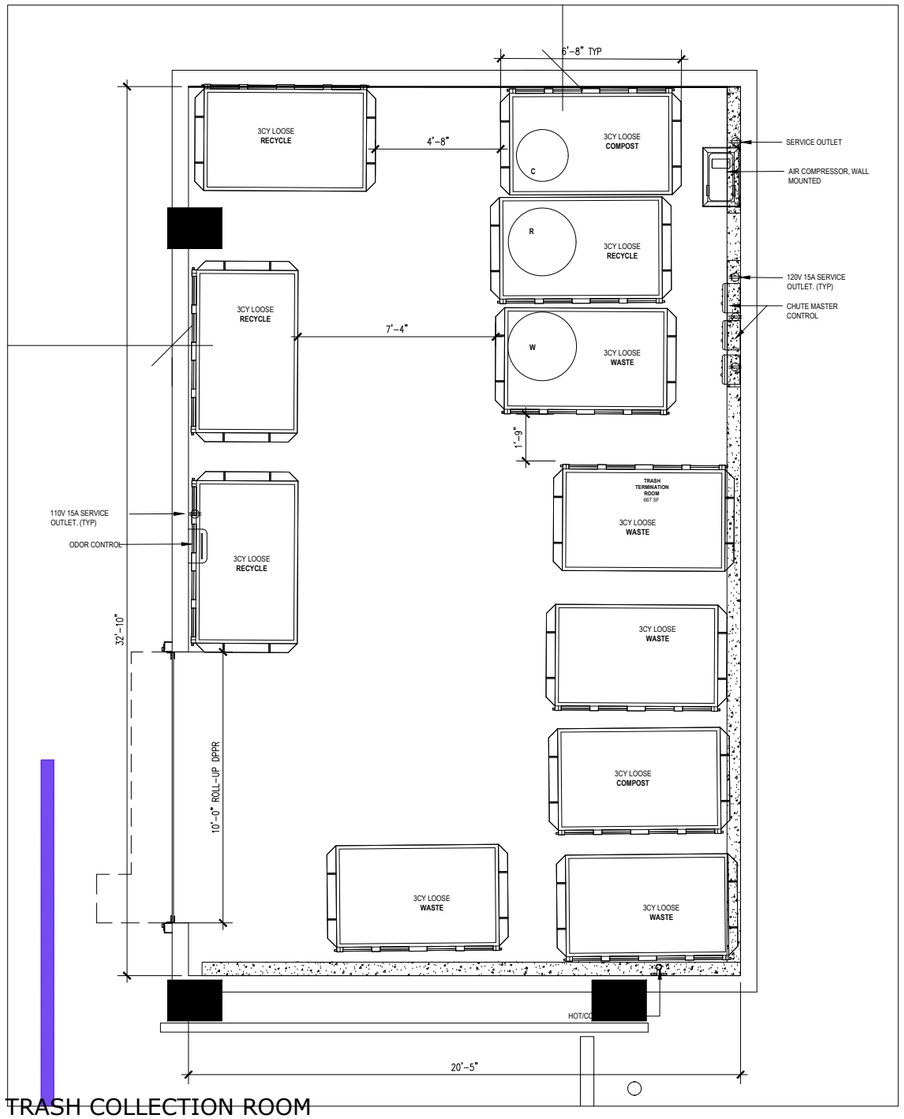
PROJECT

OVERALL PLAN LEVEL 3
DRAWING TITLE

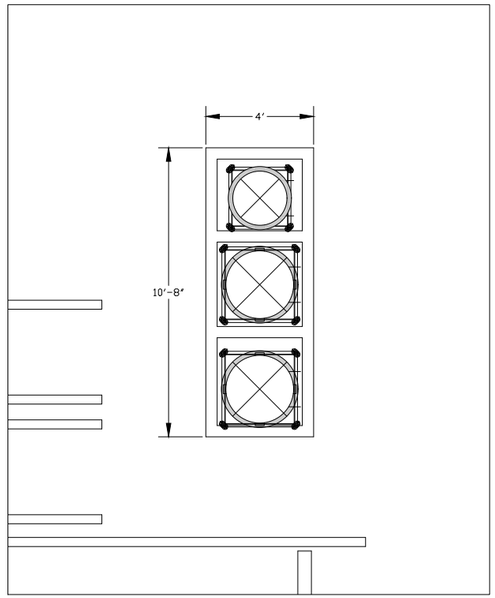
PROJECT NO.	
DRAWN	PK
APPROVED	DU
DATE	02/24/2026
SCALE	1/32"=1'-0"

DRAWING NO.
TR0.2

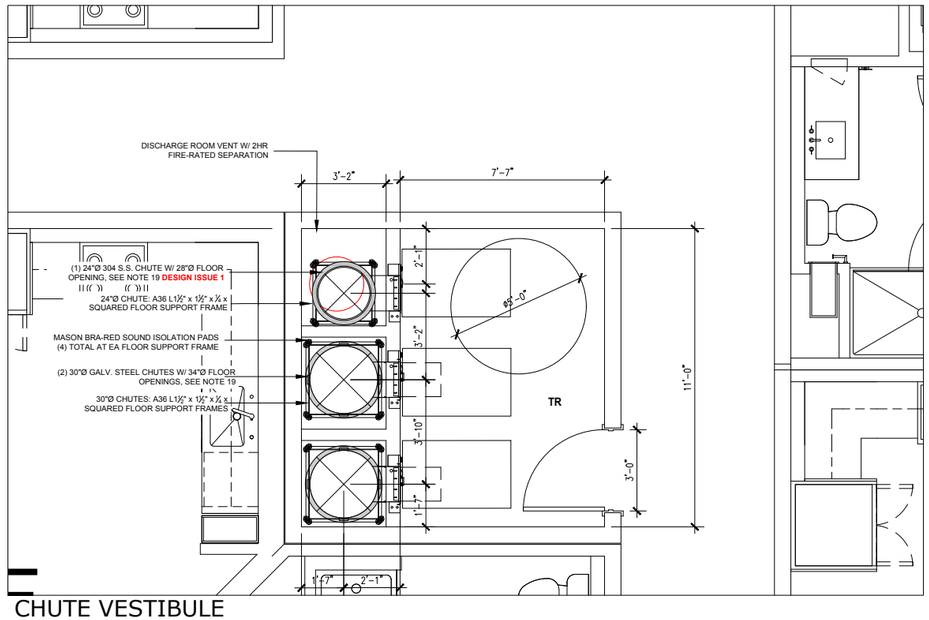
ALL RESIDENTIAL CORES TRASH PICKUP SCHEDULE							
RESIDENTIAL BINS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
3CY LOOSE WASTE	4		3		3		
3CY LOOSE RECYCLE	3		4		3		
3CY LOOSE COMPOST					1		
TOTAL	7	0	7	0	7	0	0



TRASH COLLECTION ROOM
LEVEL 1



CHUTE SHAFT
LEVEL 2



CHUTE VESTIBULE
LEVEL 3-8

SHEET NOTES:

RESIDENTIAL TRASH ROOM. LEVEL 1

1. TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH HEAVY DUTY TRAFFIC COATING THAT CAN SUPPORT UP TO 4,000 LBS PER LOAD ON CASTERS. FLOOR TO HAVE MINIMAL SLOPE (1" MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: OPTION 1: 12"H x6"W CONCRETE CURB AT BASE OF ALL NON-REINFORCED CONCRETE WALLS. OPTION 2: ¼" THICK STEEL DIAMOND TREAD BACKING 6'-0" AFF ALONG ALL NON-REINFORCED CONCRETE WALLS. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PERCBC 2022.
6. INSTALL 10'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT DOOR FOR FIRE EGRESS.
7. (2) 30"Ø 16-GAUGE GALVANIZED OR ALUMINIZED STEEL CHUTE WITH 3CY FL COMPACTOR CONTAINER FOR WASTE AND RECYCLING. CHUTES TERMINATE 6'-0" AFF.
8. (1) 24"Ø 16G 304 STAINLESS STEEL CHUTE WITH 64G TOTER CART FOR COMPOST. CHUTE TERMINATES 4'-0" AFF.
9. MCP: CHUTE MASTER CONTROL PANEL (1 PER CHUTE) SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. 120V 15A SERVICE OUTLET REQUIRED.
10. AC: AIR COMPRESSOR (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 2 HP PEAK, TWIN TANK CAPACITY 4.6 GALLONS, VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS. (1) TOTAL.
11. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLET REQUIRED.
12. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
13. PROVIDE BIG JOE D40 22" x 48" ELECTRIC PALLET TRUCK FOR MOVING BINS. 4000LB CAPACITY WITH 57.5" TURNING RADIUS. 120V 15A SERVICE OUTLET REQUIRED.
14. PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.
15. TYPE-A, B-LABEL CONSTRUCTION, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165°F FUSIBLE LINK, SHOWN IN CLOSED POSITION.

CHUTE VESTIBULES. SIM AT LEVELS 3-8.

16. CHUTE VESTIBULES SHALL BE 2HR FIRE-RATED WITH 90-MINUTE FIRE-RATED ACCESS DOOR FOR RESIDENTIAL ACCESS. **NOTE THAT WHERE CHUTE INTAKE ROOMS ARE PROTECTED BY AUTOMATIC SPRINKLERS, THE ROOM SHALL BE ENCLOSED IN A MIN OF 1HR FIRE RESISTANCE-RATED CONSTRUCTION WITH 45-MINUTE FIRE-RATED ACCESS DOORS**. 5'-0" MIN DIAMETER WHEELCHAIR TURNING SPACE REQUIRED PER ADA REQUIREMENTS. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (X) 15x18 BOTTOM HINGED, LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOOR AT EACH FLOOR. SEE DETAIL 2/TR2.0. 30" x 48" FRONT / SIDE APPROACH REQUIRED PER ADA STANDARDS.
17. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, ATM RECOMMENDS DOUBLE STUD-WALLS OR EQUIVALENT ADJACENT TO OCCUPIED SPACES. ATM RECOMMENDS INTERIOR OF SHAFT TO BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
18. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND OCTAGONAL FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING.

GENERAL NOTES.

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

DESIGN ISSUES:

1. **MOVE COMPOST CHUTE PAGE SHOUT AS SHOWN TO ACCOMMODATE TRASH COLLECTION ROOM VENT/DUCT.**
2. **MOVE FACE WALL BY 1" TO ACCOMMODATE 2'-1" STD.**

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F: 415.292.5410
CONSULTINGPROJECTS@TRASHMANAGE.COM

CONSULTANT

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ARCHITECT

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3781 EL CAMINO REAL - PALO ALTO

PROJECT

TRASH ROOM PLAN

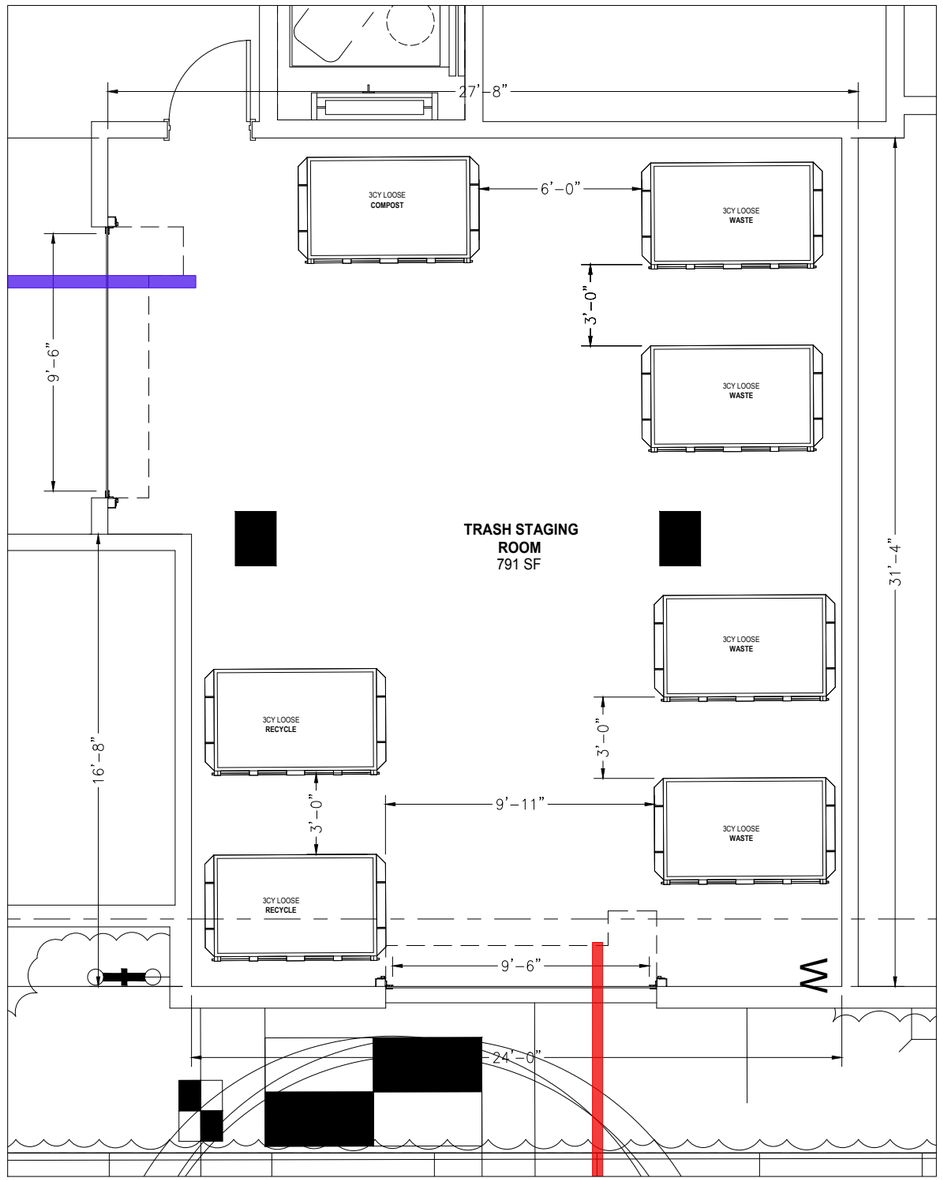
DRAWING TITLE

PROJECT NO.	
DRAWN	PK
APPROVED	DU
DATE	02/24/2026
SCALE	3/16"=1'-0"

DRAWING NO.

TR1.0

ALL RESIDENTIAL CORES TRASH PICKUP SCHEDULE							
RESIDENTIAL BINS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
3CY LOOSE WASTE	4		3		3		
3CY LOOSE RECYCLE	3		4		3		
3CY LOOSE COMPOST					1		
TOTAL	7	0	7	0	7	0	0



TRASH STAGING AREA
LEVEL 1

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3781 EL CAMINO REAL - PALO ALTO
PROJECT

TRASH STAGING AREA
DRAWING TITLE

PROJECT NO.	DRAWING NO.
DRAWN: PK	TR1.1
APPROVED: DU	
DATE: 02/24/2026	
SCALE: 3/16"=1'-0"	